

## Front plot at Askew Farm Lane, Grays, Essex, RM17 5XR



Prominent main road site approx. 8,300 sq ft (771.9 sq m)

### TO LET

- Fronting London Road
- Perimeter fenced and gated
- Mains water
- To be resurfaced

Maldon Office | 01621 929568 | Thurrock Office | 01708 860696 | Mobile | 07775 804842

### Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Junctions 30/31 of the M25 are also accessible via West Thurrock Way (B186) to the west. The site is only 1.4 miles from Grays Train Station providing a service to London (Fenchurch Street) in approx. 38 mins.

### The property

A 'teardrop' shaped site fronting London Road. A 'Type 1' surface will be provided. The perimeter is fully fenced with an access gate. There is mains water to boundary but no power or drainage on site.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

**Yard**                    **8,300**    **sq ft**        **771.9**    **sq m**  
**(Promap Digital Mapping)**

### Terms

To be let on a new lease for a term to be agreed incorporating periodic upward only rent reviews.

### Figures

**£60,000** per annum exclusive.

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent) is payable. VAT is payable.

### Business rates

Awaiting assessment.

### Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 per year of the lease)

### EPC

Not applicable.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The site area has been measured off plan (Promap) and should therefore be checked on site in due course.

These particulars are awaiting our clients approval.

### Enquiries/viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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