



## Unit , Cliffside Industrial Estate, Askew Farm Lane, Grays

**£85,000 pa**

**LET AGREED**

Ali & Co are delighted to present this warehouse & yard to let in Askews Farm Lane. Conveniently located close to A13/M25 in a very well maintained industrial area.

Available Now | New Lease | Secure Gated Yard | Access to A13/M25 | Large Yard | Large Steel Frame Warehouse | Parking |

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**Ali&Co**  
PROPERTY SERVICES

## Warehouse and yard to let

Ali & Co are delighted to present this warehouse & yard to let in Askews Farm Lane.

Conveniently located close to A13/M25 in a very well maintained industrial area

Available to occupy immediately

### 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 35 mins.

### The property

A warehouse unit of steel frame clear span construction accessed via an electric roller shutter loading door. An extension with loading door links with the main unit. Adjacent is a detached modular office including kitchen, toilet, air-conditioning and double glazing. Modular canteen, toilets and showers are positioned to the rear.

The yard is fully concreted, palisade fenced and gated.

Accommodation The approximate gross internal area is follows:

Main unit 10,402 sq ft 967.3 sq m

Modular office 673 sq ft 62.6 sq m

Yard 22,268 sq ft 2,070 sq m

Note: the yard area has been calculated by digital mapping and should be verified on site in due course.

### Terms

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

### Legal costs

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

### EPC

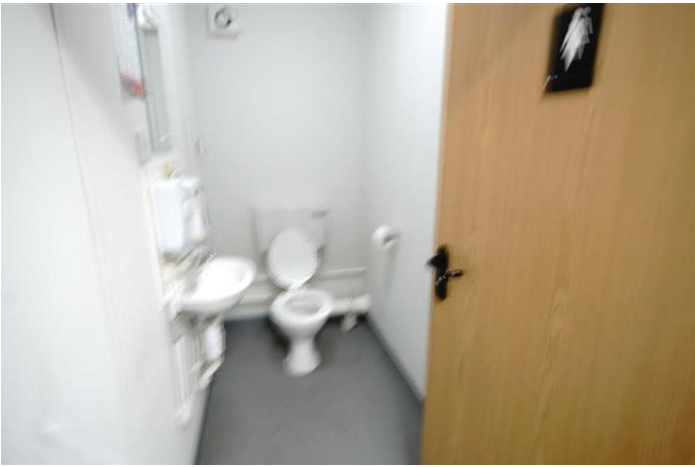
The EPC Rating is C58.

### Business Rates

The Rateable Value is £117,000 (2023), making rates payable approximately £59,904pa (23/24). However, interested parties are advised to satisfy themselves fully in this respect.

Deposit: £14,166.66

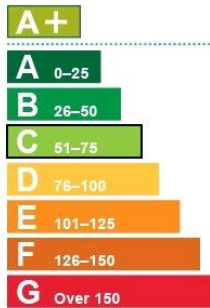






**Energy Performance Asset Rating**

More energy efficient



**58** This is how energy efficient the building is.

Less energy efficient

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.