4-7 Askew Farm Lane, Grays, Essex RM17 5XR

LET AGREED

PROPERTY

TOTAL YARD APPROX. 18,079 FT2 (1,679.6 M2)

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.

Unit approx. 2,004 ft2 (186.2 m2)
First floor approx. 313 ft2 (29.4 m2)
Ground floor offices approx. 343 ft2 (31.9 m2)
Total approx. 2,661 ft2 (247.3 m2)
Total yard approx. 18,079 ft2 (1,679.6 m2)

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DESCRIPTION

A detached unit comprising steel portal frame construction beneath an insulated roof with translucent panels, providing an eaves height approximately 4m rising to an apex height of approximately 5m. The elevations are comprised of insulated cladding.

Internally, there are toilets, a customer waiting area, first floor office and staffroom. To the side are ground floor offices with toilet facilities.

The tenant has constructed an extension to the front right-hand side of the property, measuring approximately 4.3m x 8.6m, which, has been ignored for the purpose of this report. The customer toilet said to have been constructed by the tenant has also been ignored.

To the front there are two roller shutter loading doors, one manual and one electric, providing access out onto a tarmac surfaced yard which is palisade fenced and gated.

Note: We have ignored the customer toilet and unit extension to the front, but should these be the landlord's property, please advise the writer.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the approximate Gross internal Floor Area is as follows:

	Sq ft	Sq m
Unit	2,004	186.2
First floor	313	29.4
Ground floor offices	343	31.9
Total	2,661	247.3
Total yard	18,079	1,679.6

(Promap Digital Mapping)

PLANNING

Whilst we have not made specific enquiries of the Local Authority, the property is located within an established Industrial Estate. We have therefore assumed that the premises have the correct planning permission for the use currently being undertaken (automotive vehicle repairs) and have potential for a range of commensurate uses.

FIGURES

Our estimation of the current Open Market Rent for the property as described above is:

£103,000 per annum exclusive (One hundred and three thousand pounds per annum exclusive)

BUSINESS RATES

The Rateable Value (2023) is £33,750.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D98, expiring May 2031.

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GENERAL

The foregoing has been prepared for Apex Property Holdings and may not be relied upon by a third party without our prior agreement.

We hope the above is self-explanatory, although, should anything further be required, please contact the writer.

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