



**Unit 10, Cliffside Industrial Estate, Askew Farm
Lane, Grays, RM17 5XR**




LET AGREED

LAND

Unit & Yard - 38,421 sq ft

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.

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DESCRIPTION

A detached unit of steel portal frame construction to an eaves height of 6.3m and an apex of 6.7m. The elevations are single skin metal profile cladding beneath a pitched single skin metal profile clad roof. The loading door is a manual roller shutter. To the side is an extension of more basic construction and a mono pitched roof, with an eaves height of 5.5m. The unit benefits from LED lighting, 3-phase power and an inspection pit. that accompanies a 38,421 sq ft Yard ideal for HGV parking or open storage.

The yard is concreted and palisade fenced and gated.

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	1724	160.2
Extension	1428	132.7
Yard	38421	3510.7

FIGURES

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

£160,000pax (One hundred and Sixty thousand pounds per annum exclusive).

2 month rent deposit is payable subject to credit check/good accounts

A 6% Service charge of the annual rent on top of annual rent

Insurance & Utilities payable depending on usage

TERMS

We are seeking committed partners for a **long-term agreement** with a **minimum duration of 3 years**. If you are interested in establishing a reliable and sustained collaboration, we would love to hear from you.

BUSINESS RATES

The Rateable Value (2023) is £26,500 but only reflects a unit of 235.8 sqm with no yard.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D77, expiring May 2031.

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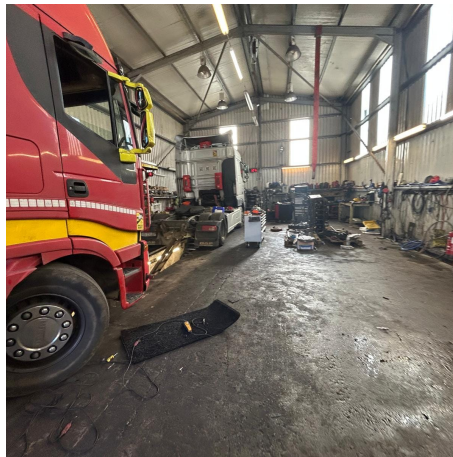
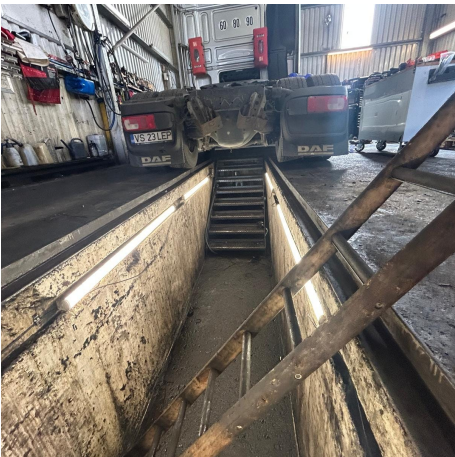
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GENERAL

Apex Property Holdings serves as both the managing agents and the landlord for the site, allowing you to engage directly with the owners. This means you can discuss the property, negotiate terms, and propose any improvements directly with us.

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