



**Unit 8 & 9 Cliffside Industrial Estate, Askew
Farm Lane, Grays, RM17 5XR**



FOR LET

INDUSTRIAL UNIT

Units & Yard - 2663 - 18040 sq ft space available

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DESCRIPTION

Location

Situated on an established industrial estate with excellent access to London Road and the A13 at J30/31 of the M25. West Thurrock Way (B186) also provides direct access. Grays Station is approx. 1.4 miles away, offering services to London Fenchurch Street in c.36 minutes.

Property

Two industrial units with modular office accommodation, mezzanine storage, and extensive secure yard space. Both units are of steel portal frame construction with roller shutter access, LED lighting, and 3-phase power.

Accommodation (approx. GIA)

Unit 8: 3,150 sq ft warehouse; 2 modular offices 650 sq ft; surplus yard 5,392 sq ft – Total £85,000 pax

Unit 9: 2,663 sq ft warehouse; 1 modular office 325 sq ft; mezzanine 468 sq ft; surplus yard 5,392 sq ft – Total £75,000 pax

Both expected to achieve D or above following development works.

Legal Costs

Tenant to contribute £150 per year of lease towards landlord's legal costs.

Enquiries / Viewing

Contact us for further details or to arrange a viewing.

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 8	3150	292.64
Unit 8 Offices	650	60.39
Unit 8 Yard	5,392	500.93
Unit 9	2,663	247.40
Unit 9 Offices	325	30.19
Unit 9 Mezzanine	468	43.48
Unit 9 Yard	5,392	500.93
Total	18,040	1,675.96

FIGURES

Whole site: £150,000 pax + VAT

Unit 8: £85,000 pax + VAT

Unit 9: £75,000 pax + VAT

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

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TERMS

Terms

New leases available, term to be agreed, subject to periodic rent reviews. Rent deposit and service charge apply.

BUSINESS RATES

Unit 8: £30,000 RV

Unit 9: £32,250 RV

ENERGY PERFORMANCE CERTIFICATE

EPC

Unit 8: currently F

Unit 9: currently D

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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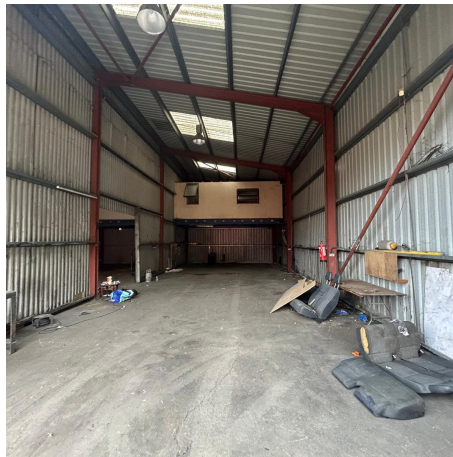
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