



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



FOR LET

INDUSTRIAL UNIT

Unit - 3150 sq ft Yard - 9,659.50 sq ft

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

Industrial unit with modular office accommodation, and extensive secure yard space. The unit is 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 325 sq ft; 9659 surplus yard sq ft – Total £85,000 pax

Expected to achieve EPC Grade D or above following development works.

01375 369505

enquiries@apexpropertyholdings.co.uk
Landlord to cover legal costs.

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Lane, Grays, RM17 5XR**

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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	3150	292.64
Yard	9659	897
Office	325	30.19

FIGURES

Unit 8: £85,000 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

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

ENERGY PERFORMANCE CERTIFICATE

Unit 8: currently F

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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