



**Unit 18 & 19 Cliffside Industrial estate, Grays,
RM17 5XR**




LET AGREED

LAND

23,260 ft²

Industrial yard in established estate with access to A13/M25 and 1.4 miles from Grays Station. Features 23,260 sq ft tarmac yard, gated/palisade fencing, modular office (573 sq ft), mains services. Open-storage scaffold use; OMV £95,000 pax + 6% service charge, deposit & utilities apply.

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DESCRIPTION

Location

Situated within an established industrial estate with access to London Road and subsequently the A13 at Junctions 30/31 of the M25. These junctions are also reachable via West Thurrock Way (B186) to the west. The site lies approximately 1.4 miles from Grays Train Station, which offers services to London Fenchurch Street in around 35 minutes.

Description

The property comprises a regular-shaped yard featuring a heavy-duty tarmac surface with drainage. It benefits from palisade fencing and a gated frontage. A modular cabin at ground level provides office, kitchen and WC facilities.

Mains water and drainage are connected, along with a single-phase power supply.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice, the approximate areas are:

Sq m | Sq ft

Yard: 2,161.7 | 23,260

Modular: 53.2 | 573

Planning

The site operates on an industrial estate and is assumed to hold appropriate planning consent for its current use as an open-storage scaffold yard.

Figures

Our assessment of the current Open Market Rent for the property, as described, is:

£95,000 pax

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

ACCOMMODATION

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

	Sq ft	Sq m
Yard	23,260	2,161
Modular Office	573	53.2

FIGURES

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BUSINESS RATES

Rateable Value – £30,500

ENERGY PERFORMANCE CERTIFICATE

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.

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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