



Unit 15d Askew Farm Lane, Grays, RM17 5XR



**LET AGREED**

**INDUSTRIAL UNIT**

**2,375 Square feet**

Detached industrial unit (2,375 sq ft) on established estate near London Road & M25. Steel frame, metal cladding, 3.5-5m eaves, roller shutters, 3-phase power, yard 7,500 sq ft fenced. Current use: automotive repairs. Rent £42,500 pax. EPC E109. Rateable value £24,000.

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## DESCRIPTION

A detached unit of steel portal frame construction with profile metal cladding external elevations. The unit has a pitched roof comprising of corrugated single skin asbestos with translucent panels.

Access is via two manual roller shutter loading doors to the front. Internal elevations are rendered blockwork. The eaves height is approximately 3.5m, rising to approximately 5m at the apex. LED lighting is fitted and there is 3-phase power. Mains water services the welfare facilities and a kitchenette.

Ground floor staff room/works office, modular container office, welfare facilities, 2 car ramps, and a 40 ft container for storage are present.

### 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.

## 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	2,375	220.8
Total Yard	7000	650.3

## FIGURES

Our assessment of the current Open Market Rent for the property, as described, is:  
£42,500 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

## TERMS

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


## BUSINESS RATES

Rateable Value (2023): £24,000

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E109, expiring May 2031

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## **GENERAL**

The property is owned and marketed directly by Apex Property Holdings. Interested parties deal directly with the landlord and benefit from no agent fees.

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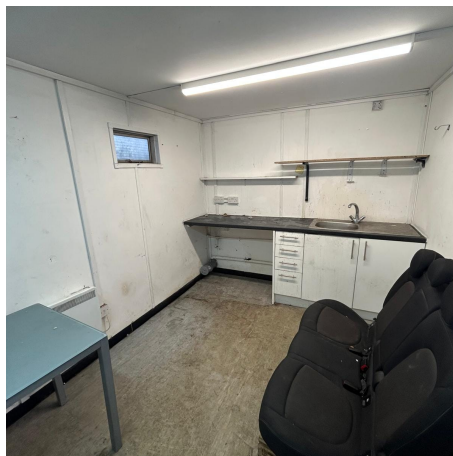
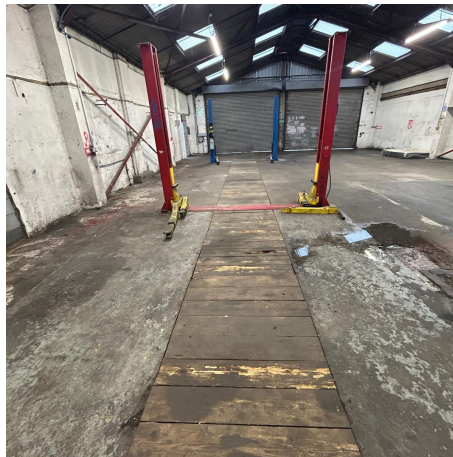


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