



Unit 1, Askew Farm Lane, Grays, Essex RM17 5XR



**LET AGREED**

**PROPERTY**

**TOTAL APPROX. 4,285 FT2 (398.5 M2)**

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

Unit approx. 3,100 ft2 (288.3 m2)  
Mezzanine approx. 593 ft2 (55.1 m2)  
Modular approx. 592 ft2 (55.1 m2)  
Total approx. 4,285 ft2 (398.5 m2)

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## DESCRIPTION

Occupying a prominent position at the front of the Estate, this is a detached unit of steel portal frame construction beneath pitched metal profile roof providing an eaves height approximately 4.9m rising to an apex height of approximately 5.8m. The elevations are fully profile metal clad.

Internally, there is a mezzanine containing staffroom, toilets and shower, believed to have been constructed by the tenant but due to remain. To the front is a separate modular comprising two offices, reception, toilet, and kitchen. Again, we are advised that this is the property of the tenant and is available to purchase.

There are five electrically operated loading doors to the side, opening on to a side access and leading to a larger yard area to the front. The yard is palisade fenced and gated.

**Note:** We recommend acquiring the tenant's modular or replacing same with similar facilities.

## 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	3,100	288.3
Mezzanine	593	55.1
Modular	592	55.1
Total	4,285	398.5
Total yard	13,347	1,240.0

*(Promap Digital Mapping)*

## PLANNING

Whilst we have not made specific enquiries of the Local Authority, the property is located within an established Industrial Estate. We have therefore assumed that the premises have the correct planning permission for the use currently being undertaken (automotive vehicle repairs/MOTs) and have potential for a range of commensurate uses.

## FIGURES

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

**£90,000 per annum exclusive** (Ninety thousand pounds per annum exclusive)

## BUSINESS RATES

The Rateable Value (2023) is £34,500.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E114, expiring May 2031.

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## **GENERAL**

The foregoing has been prepared for Apex Property Holdings and may not be relied upon by a third party without our prior agreement.

We hope the above is self-explanatory, although, should anything further be required, please contact the writer

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