



11d Askew Farm Lane, Grays, Essex, RM17 5XR



LET AGREED

WAREHOUSE

USEABLE YARD APPROX. 22,268 FT2 (2,070 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.

Main unit approx. 10,402 FT2 (967.3 M2)
Modular office approx. 673 ft2 (62.6 m2)
Useable yard approx. 22,268 FT2 (2,070 M2)

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DESCRIPTION

A detached warehouse of steel frame clear span construction accessed via an electric roller shutter loading door. An extension with loading door links with the main unit. Adjacent is a detached modular office including kitchen, toilet, air-conditioning and double glazing. Modular canteen, toilets and showers are positioned to the rear.

The yard is fully concreted, palisade fenced and gated.

ACCOMMODATION

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

	Sq ft	Sq m
Main unit	10,402	967.3
Modular office	673	62.6
Useable yard	22,268	2,070

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 (storage & distribution) 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:

£187,500 pax (One hundred and eighty seven thousand five hundred pounds per annum exclusive).


BUSINESS RATES

The Rateable Value (2023) is £117,000.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C58, expiring April 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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