



VARIOUS OFFICE SUITES TO LET

Rent: £1,775 - £6,300 Per Annum

Unit 15
Askew House
Askew Farm Lane
Grays
Essex
RM17 5XR

- Flexible term
- 24hr access
- Close A13/Grays Train Station

ASKEW HOUSE, ASKEW FARM LANE, GRAYS, ESSEX, RM17 5XR

Location

Forming part of an established industrial estate with access to London Road and thereafter the A13 at Junctions 30/31 of the M25. Grays c2c Train Station is less than 2 miles away, providing a service to London (Fenchurch Street) in approx. 35 minutes.

The Property

Office suites within a multi-tenanted building. There is LED lighting, carpeting and wall mounted electric heaters. New double-glazed windows are to be installed.

Externally, there is car parking immediately adjacent.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office 17	71	6.6
Office 8	93	8.6
Office 9 & 10	252	23.4
TOTAL	416	38.6

Terms

To be let on a new licence for a flexible term to be agreed.

Figures

Office 17 - £1,775pax + VAT

Office 8 - £2,325pax + VAT

Office 9/10 - £6,300pax + VAT

Payable monthly in advance by Standing Order.

All other outgoings are payable in addition.

Costs

The tenant is responsible for payment of utilities, business rates (if applicable), building insurance and management charge.

VAT

VAT is payable in addition.

Legal Costs

The ingoing tenant will be responsible for the Landlord's legal costs.

Energy Performance Certificate (EPC)

The EPC rating for the whole of Askew House is E120, expiring February 2030.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

The Rateable Value for Office 8 is £1,575 (2026).

The Rateable Value for Office 17 is £1,200 (2026).

The Rateable Value for Office 9/10 is £4,250 (2026).

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable).

No warranty is given in respect of the current planning use.

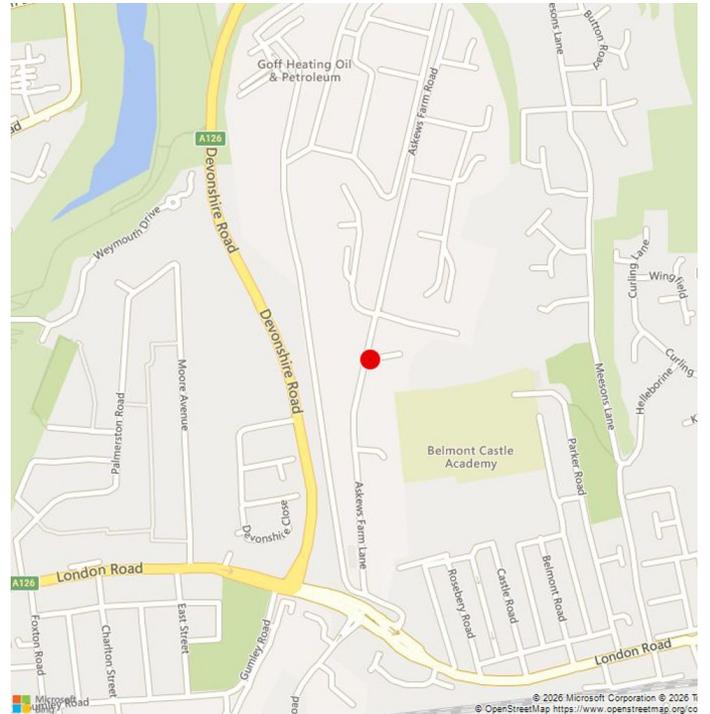
None of the amenities or fixtures and fittings have been tested.

The floor areas have been provided by a third party and should be verified on site in due course.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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