

## Askew House, Askew Farm Lane, Grays, RM17 5XR



### Small office suites

### TO LET

Approx 93/115/120/616 sq ft (8.3/10.6/11/57 sq m)

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

### 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

Various office suites with shared toilet and kitchen facilities.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Office 8	93 sq ft	8.3 sq m	<b>LET</b>
Office 9/10	115 sq ft	10 sq m	<b>LET</b>
Office 6	120 sq ft	11 sq m	<b>LET</b>
Office 18/18a	616 sq ft	57 sq m	

### Terms

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

### Figures.

Office 8	£1,860pax	<b>LET</b>
Office 9/10	£2,300pax	<b>LET</b>
Office 6	£3,000pax	<b>LET</b>
Office 18/18a	£12,320pax	

Payable monthly in advance by Standing Order. Plus Vat. A two month rent deposit is payable. A Management Charge, utilities and building insurance are payable.

### Legal costs

£100 plus Vat for each year of the tenancy.

### EPC

An EPC report is in the process of being prepared.

### Agent's 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 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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