

TO LET

1st & 2nd Floor High Street Office
With 5 Parking Bays

1,426 sq. ft. (132 m²)

57A HIGH STREET

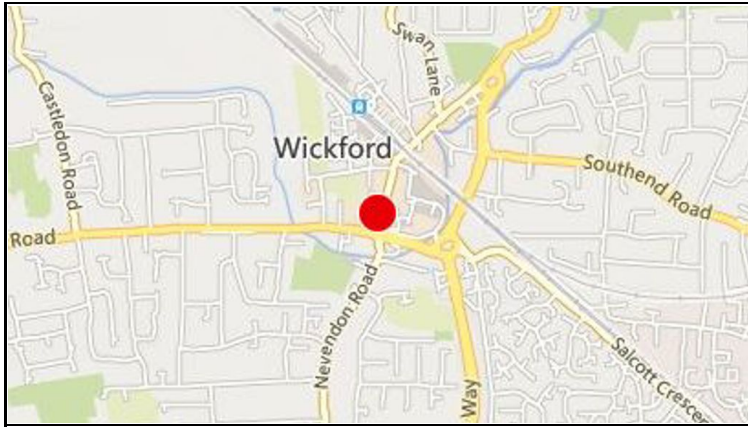
Wickford, Essex, SS12 9AQ



- Air Conditioning (Not Tested)
- Kitchen
- High Street Location
- Male & Female Toilets
- Gas Central Heating
- 5 Allocated Parking Spaces

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Wickford is situated approximately 30 miles east of central London and 13 miles south of Chelmsford, and four miles north of Basildon, accessed via the A127 and A130 arterial roads, which provide good communications throughout the County and direct links to the M25 and national motorway network beyond. Wickford has a mainline railway station providing regular services to central London.

DESCRIPTION

The available accommodation comprises a first & second floor office suite set in the middle of Wickford High Street. The offices provide four air-conditioned office rooms on the first floor, plus store and modern kitchen plus two/three further offices on the second floor. Stairs lead to the second floor offices arranged to provide one large front office which could be split into two rooms, and one further office/store plus male and female WC facilities. Externally, 5 parking bays are provided.

ACCOMMODATION

Total 1,426 sq. ft. (132 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£25,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £16,500. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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