

FOR SALE / TO LET

Industrial/Warehouse Premises With Secure Rear Yard

5,544 sq. ft. (515 m²)

UNIT 5

Robert Way, Wickford Business Park, Wickford, Essex, SS11 8DD



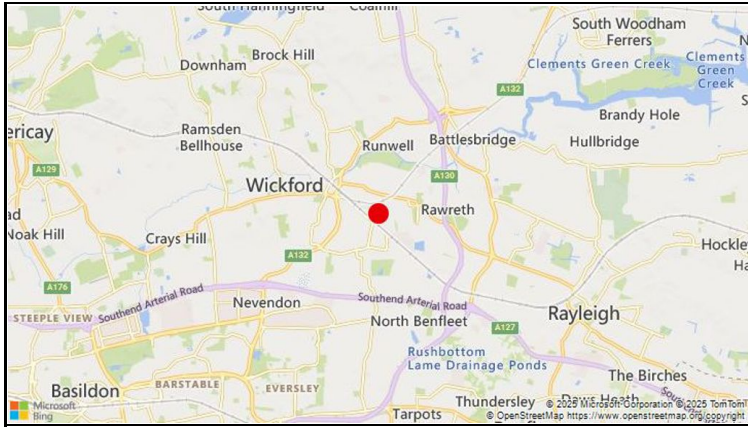
- Front Offices
- Eaves Height Of 3.7 Metres Rising To 4.5 Metres
- Gas Supply
- Ample Forecourt Parking

- Two Rear Warehouse Areas
- Three Phase Power
- Roller Shutter
- Secure Rear Yard

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

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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

Light industrial/warehouse unit with level access roller shutter situated on the well established Wickford Business Park, Wickford. The property offers two warehouse areas, plus office accommodation, kitchen & WC facilities. The roller shutter provides access to the warehouse areas which benefits from an eaves height of 3.7m and an apex of 5.5m. Externally, the site provides a front car park plus secure rear yard.

ACCOMMODATION

Total **5,544 sq. ft. (515 m²)**

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

TENURE

A new full repairing and insuring lease. Alternatively, the freehold is available to purchase.

PRICE/RENT

£725,000 Freehold/£51,285 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 £45,000. 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 C.

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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