

WICKFORD



TO LET

First Floor
Unit 4
Oban Court
Wickford
SS11 8YB

OFFICE
240 SQ. FT. (22 SQ. M.)



Fully Refurbished First Floor
Space



Boasts Good Road Links



Two Allocated Parking Spaces



24 Hour Access To The Unit



Rent Only £12,000 Per Annum
Inclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This first floor unit is situated on Oban Court in Wickford. It is a well-positioned area, which is easily accessible with good road links nearby, including the A132 and A13, providing connections to the surrounding areas and the wider region. Wickford town centre is a short distance away, offering a variety of shops, services and amenities.

This first-floor unit is ideal for office use, offering a fully refurbished and modern space. It features a convenient teapoint, suspended ceiling with energy-efficient LED lighting, and air conditioning for a comfortable working environment. The unit provides 24-hour access, ensuring flexibility for business operations. It also includes two allocated parking spaces for added convenience.



ACCOMODATION

	SQ.FT	SQ.M
Area	240	22
TOTAL	240	22

TERMS

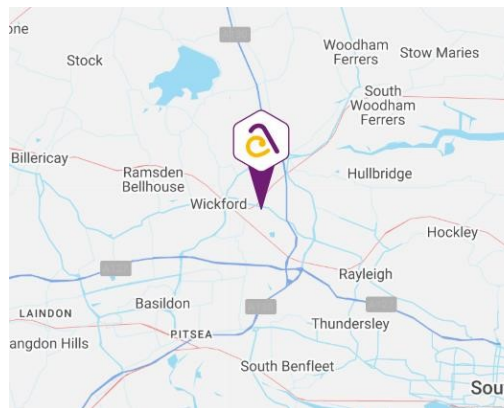
The premises is available to let upon on a new full repairing and inuring lease for a term to be agreed. Flexible lease terms available

SERVICE CHARGE

Included In The Rent

EPC

D 81



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333

LEGAL COSTS

Ingoing tenant to be responsible for the landlords reasonable legal costs

TENURE

Leasehold

RENT

£12,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk