

WICKFORD



TO LET

Woodland Place
Hurricane Way
Wickford
SS11 8YB

OFFICE
200 SQ. FT. (19 SQ. M.)



Office Suite Available



Communal Modern Kitchen & 3
Board Rooms



Available October 2025



New Lease Available



Rent from £5,860 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located in Wickford on a well-established industrial estate, this office suite offers convenient access to transportation, with Wickford station just 2.5 miles away, providing direct connections to London Liverpool Street and Southend Victoria. Situated within a 10-minute drive of the A127 and A130 main roads, the location ensures easy connectivity.

The office comprises of a shared kitchen, three communal meeting rooms, communal toilets, and designated parking. The office suites are equipped with air conditioning and heating, a suspended ceiling, LED lighting, and carpet throughout all office spaces. Additionally, there is 24 hour access and office general maintenance is included.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	200	19
TOTAL	200	19

TERMS

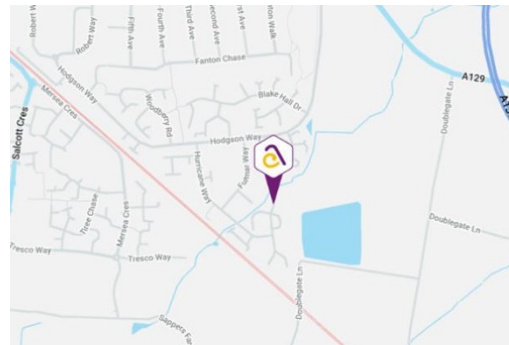
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

A charge is received for the upkeep of the communal areas

EPC

Awaiting EPC



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. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

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

LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£5,860 Per Annum Exclusive

VAT

Plus VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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