



**Ayers & Cruiks**  
COMMERCIAL

Riverside House Lower Southend Road, Wickford, SS11 8BB

To Let | 570 sq ft

Office To Let In Wickford

## Riverside House Lower Southend Road, Wickford, SS11 8BB

### Summary

- Rent: £11,400 per annum
- Business rates: £4,291.40 per annum Interested parties are advised to confirm the rating liability with Basildon Council.
- Service charge: £2,118.80 per annum Service charge includes the insurance rent
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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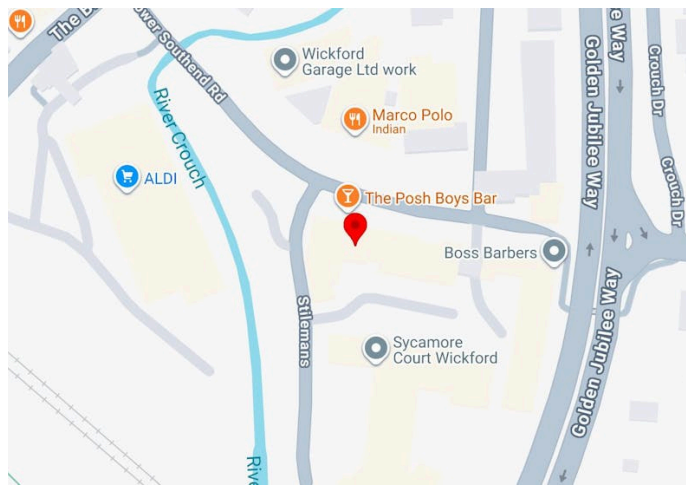
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### Offices

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Tel: 01702 343060

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CM2 6JY  
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### Key Points

- Brick built office building
- Town centre location
- Allocated Parking Spaces
- New Lease Available

### Description

The office can be accessed via the entrance from Lower Southend Road and has direct access to the car park where there are allocated car parking spaces. The office further benefits from communal ladies and gentleman's w/c's and a small kitchenette.

### Location

These distinctive brick office buildings are located in the town centre of Wickford and within 350 meters of the train station providing a direct route to London Liverpool Street within 40 minutes.

### Accommodation

Description	Building Type	sq ft	sq m	Availability
Suite 2	Office	570	52.95	Available



### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

The premises is available to let upon on a new lease for a term of 10 years with a mutual 5-year break or a straight 5-year lease.

### Rent

£11,400 Per Annum Exclusive