

WICKFORD



TO LET

4 Blenheim Court
Hurricane Way
Wickford
SS11 8YT

INDUSTRIAL
3,065 SQ. FT. (285 SQ. M.)



1534 SQ.FT On The Ground Floor



Allocated Parking For 3 Cars



Roller Shutter Door & Rear
Courtyard



New Lease Available



Rent £25,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is located on the established Wickford Business Park, about two miles from Wickford town centre and five miles north of Basildon. It has good road links via the A129 and A1245 to the A127, providing access to the M25 at Junction 29, around fifteen miles away.

This is a mid-terraced industrial/warehouse unit featuring a single roller shutter door. The building has internal block walls and external brickwork with profile metal cladding. There are first-floor offices with a kitchenette and a large mezzanine floor supported by metal racking. The ground floor is mainly open plan with a height of 3.18m under the mezzanine. Providing ample storage/workspace



ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,534	143
First Floor	511	47
Mezzanine	1,020	95

TOTAL	3,065	285
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TERMS

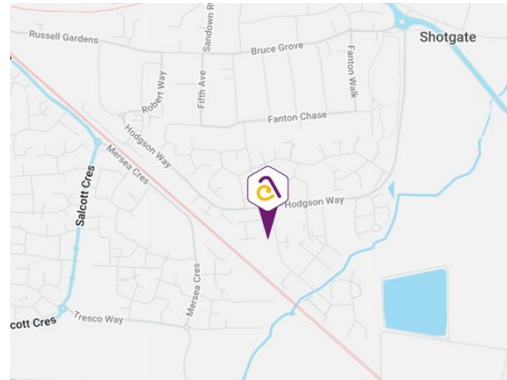
Available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

There is a service charge which is approx £1,200+VAT for the upkeep and maintenance of the common parts of the estate.

EPC

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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

BUSINESS RATES

Ratable Value	UBR	Ratable Payable
£17,250	49.9	£8,607.75

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

LEGAL COSTS

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

TENURE

Leasehold

RENT

£25,000 Per Annum Exclusive

VAT

Plus VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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