



Ayers & Cruiks
COMMERCIAL

To Let
4,114 sq ft

Unit 3 Oban Court, Wickford, SS11 8YB

Industrial unit in Wickford with 2,567 sq ft ground floor, 1,547 sq ft mezzanine, roller shutter access, WC, kitchenette & parking.

- Mid-terrace industrial unit on Wickford Business Park
- Roller shutter access, kitchenette & WC facilities
- Allocated parking with excellent Road links
- New Lease Available
- Rent £32,500 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £32,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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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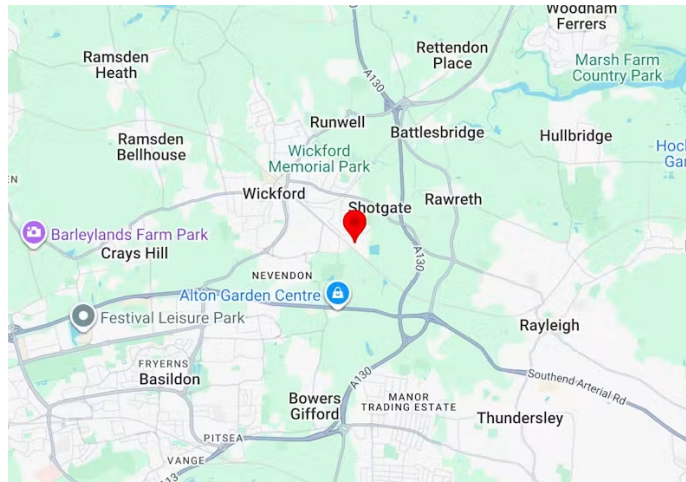
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Description

This mid-terrace industrial unit benefits from roller shutter access together with a separate personnel entrance. Internally, the property provides an open-plan ground floor area extending to approximately 2,567 sq ft, incorporating a kitchenette and WC facilities.

A mezzanine level provides approximately 1,547sq ft. The property also benefits from allocated car parking to the front.

Location

Oban Court is situated on Wickford Business Park, benefiting from excellent road connections. The A132 provides convenient access south towards Basildon and the A127, which in turn offers direct links to the M25, Dartford Crossing and London to the west, and Southend-on-Sea to the east.



The A129 also serves Wickford, providing access to the A130 and onward connections to Chelmsford, the county town of Essex.

Accommodation

Description	sq ft	sq m
Ground Floor	2,567	238.48
Mezzanine	1,547	143.72
Total	4,114	382.20

Terms

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

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Rent

£32,500 per annum exclusive