SMC Brownill Vickers

To Let

First Floor Office Suite with 2 x parking spaces in Wickford town centre

£13,720 per annum

Suite 3, Riverside House, Lower Southend Road, Wickford, SS11 8BB

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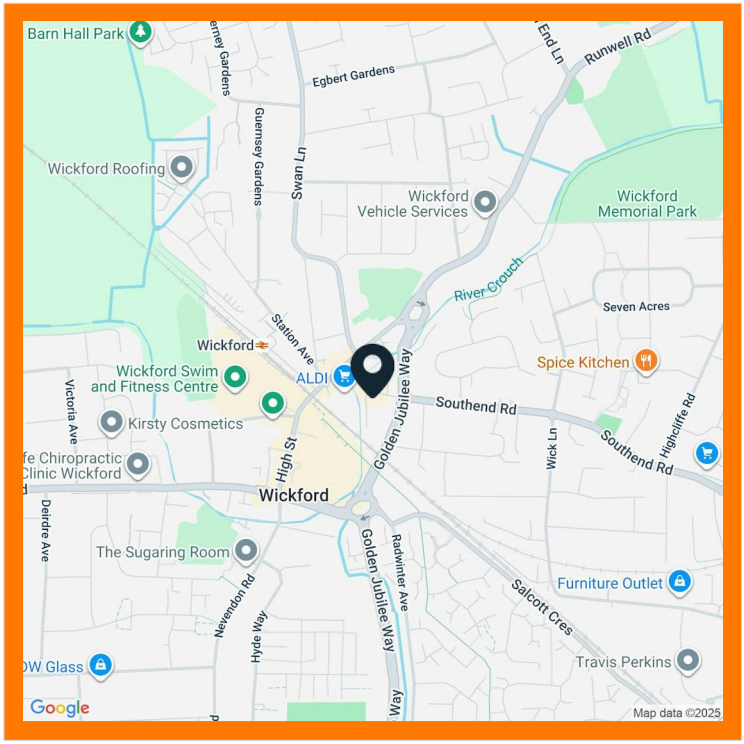
smcbrownillvickers.com

- Office suite available at first floor level
- Located in Wickford town centre and within a short distance from Wickford train station
- Available on a new flexible lease & small business rate relief should apply
- With two car parking spots

RICS

A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

SMC Brownill Vickers



Description

Riverside House provides versatile office accommodation over ground, first, and second floor levels. The building is accessed from Lower Southend Road as well as access onto the dedicated car park. The available office suite 3 at first floor level, provides a mainly open plan space with a small partitioned (that could be opened up or left), with communal WC facilities and kitchenette facilities on each floor. The internal offices include lighting, storage heating, A/C, double glazing and carpeting.

Location

Riverside House is located on Lower Southend Road in Wickford town centre, which is located in south Essex. Wickford is within easy reach of a number nearby towns and villages including Billericay, Basildon, Rayleigh and South Woodham Ferres.

The property is approximately 2 miles from the A127 and 3 miles from the A13, which links to central London and outer Essex.
Wickford Rail Station is nearby, providing regular services to London Liverpool Street in approximately 40 minutes. There are a variety of shops and amenities within close proximity including Aldi, Wickford Lawn Tennis Club, Anytime Fitness, Costa Coffee, and many more local traders.

There are a variety of commercial tenants located within the development, including healthcare, travel, architect, financial, and media sectors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	686	63.73
Total	**686**	**63.73**

Business Rates

Suite 3 is currently accessed with a rateable value of £11,000. Therefore small business rate relief should apply subject to status of the ingoing tenant.

Commute / Travel

Rayleigh: 11 minutes (road) (bus)
Billericay: 15 minutes (road), 13 minutes (train)
Basildon: 9 minutes (road)
Central London (London Liverpool Street): 48 minutes (train)

Connectivity

We are informed fibre is available to the property area.

Parking

Two car parking spots.

There are various additional short and long stay car parking options available nearby.

Lease Terms

Available on a new lease on flexible terms. Lease to be outside the provisions of the Landlord and Tenant Act 1954.

Business Rates

Rateable Value of £11,000 Small business rates relief should apply

Energy Performance Certificate

B (44)

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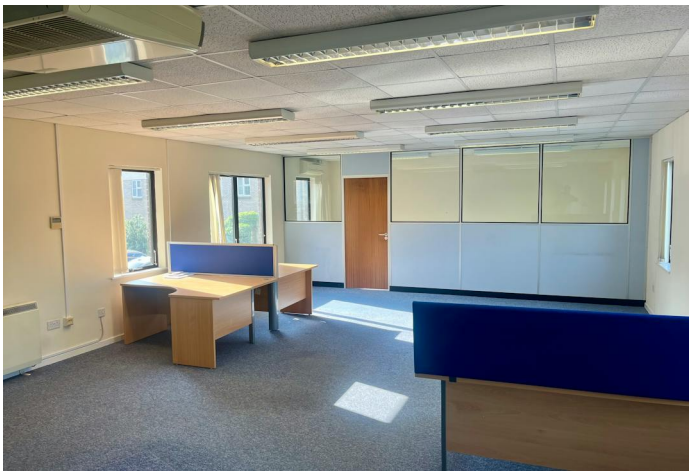
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