

TO LET

First Floor Offices
Newly Refurbished

493 sq. ft. (46 m²)

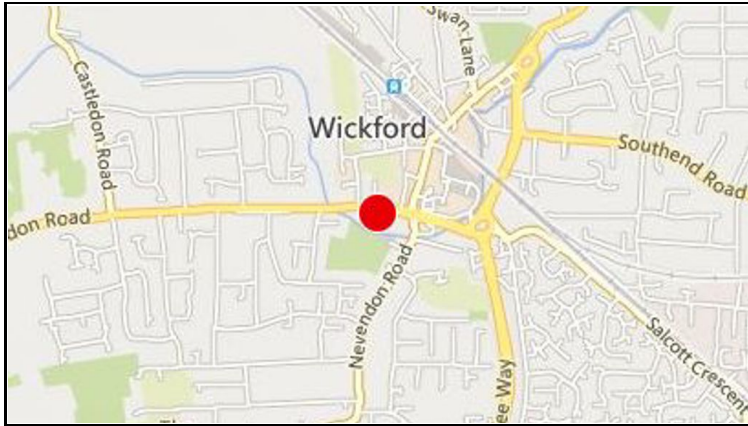
7A LONDON ROAD

Wickford, Essex, SS12 0AW



KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Prominently positioned fronting onto London Road meeting the junction with High Street, Wickford and a short distance from the busy roundabout with Golden Jubilee Way.

Conveniently located within a short walk of High Street, Wickford where occupiers include Costa, TG Jones, Specsavers and The Works with both the Ladygate Centre and Willows Shopping Centre nearby.

There are excellent vehicular links to both the A127 to the south and A130 towards Chelmsford. Wickford train station providing services to London Liverpool Street is within close proximity.

DESCRIPTION

Self-contained first floor office suite which has recently been refurbished. Arranged as open plan accommodation with kitchen and toilet area.

ACCOMMODATION

Total 493 sq. ft. (46 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

A new lease upon full repairing and insuring terms for terms to be agreed.

RENT

£8,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further details available upon request.

SERVICE CHARGE

Further details upon application.

EPC

The property has an EPC rating of C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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