

FOR SALE / TO LET

Hybrid Warehouse/Office Unit With Solar Roof Panels

1,518 - 2,943 sq. ft. (141 - 273 m²)

UNIT 19, OBAN COURT

Hurricane Way, Wickford, Essex, SS11 8YB



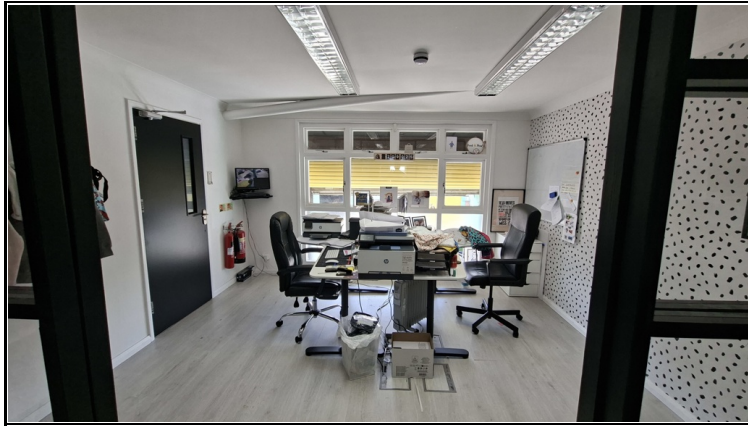
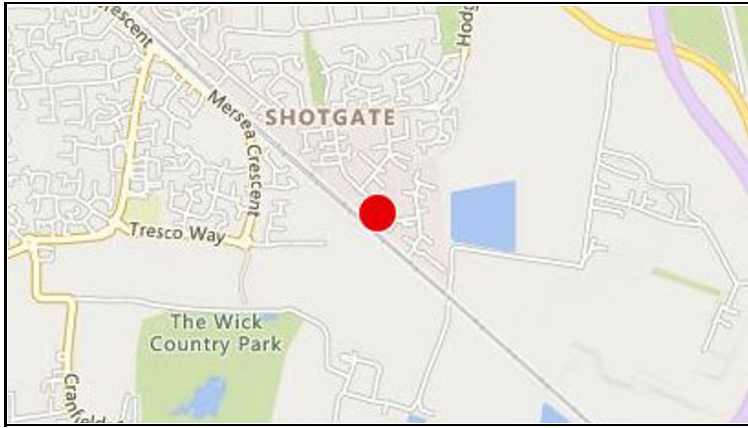
- Solar Roof Panels
- Modern Decor
- Offices
- Three Phase Power

- Level Access Roller Shutter with Glazed Front
- Open Plan Mezzanine
- Kitchen
- Parking for 4 Vehicles

KEMSLEY
PROPERTY CONSULTANTS

01268 532425

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LOCATION

Wickford is situated approximately 30 miles east of central London and 13 miles south of Chelmsford, and four miles north of Basildon, accessed via the A127 and A130 arterial roads, which provide good communications throughout the County and direct links to the M25 and national motorway network beyond. Wickford has a mainline railway station providing regular services to central London.

DESCRIPTION

The unit comprises an end terrace hybrid industrial/office unit which has been fully converted to offices but retains its front loading roller shutter. The unit is arranged to provide office/reception area behind the roller shutter, leading to four partitioned working /storage areas, plus kitchen and WC. Stairs lead to first floor mezzanine offices laid out to provide open plan storage/office, and WC. Externally, parking is provided for four vehicles.

ACCOMMODATION

Ground Floor	1,543 sq. ft. (143 m ²)
Mezzanine Offices	1,400 sq. ft. (130 m ²)

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

TENURE

The property is available upon a leasehold basis. Alternatively, the property is available on a freehold basis, further details upon application.

PRICE/RENT

£425,000 Freehold/£30,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £40,500. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B-29.

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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