

TO LET

**Industrial / Warehouse Unit
With Office**

4,830 sq. ft. (449 m²)

UNIT 17, ROBERT WAY

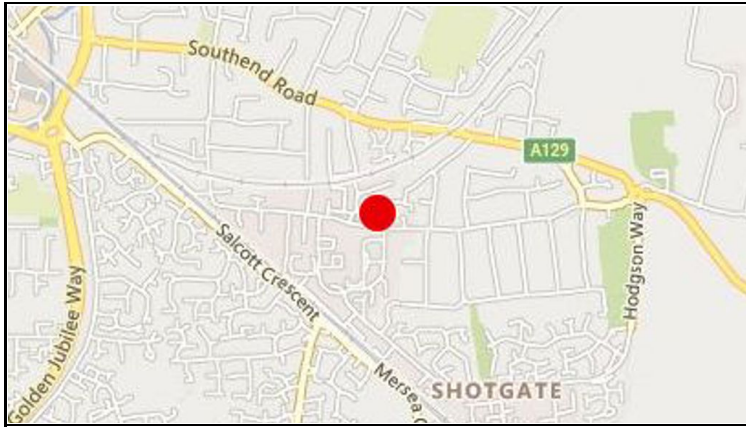
Heron Industrial Estate, Wickford, Essex, SS11 8BZ



- Open Bay Warehouse
- Three Phase Power
- Male & Female WC Facilities
- Modern Office
- Kichenette
- Rear Loading & Parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Heron Industrial Estate is situated within the well established Wickford Business Park, which is located to the east of Wickford town centre, Wickford benefits from a main line railway station providing regular services to London Liverpool Street and excellent road access to the nearby main towns by the A132 Nevendon Road to the south and the A130 to the north.

DESCRIPTION

The available accommodation comprises a mid-terrace single storey light industrial/warehouse unit with three phase power, providing an open bay warehouse, with offices, A small mezzanine storage has been also added. Loading/unloading is provided from the rear via sliding access loading door. Externally, a loading/unloading is provided plus parking.

ACCOMMODATION

Warehouse	3,918 sq. ft. (364 m ²)
Offices	506 sq. ft. (47 m ²)
Ancillary	406 sq. ft. (38 m ²)
Total	4,830 sq. ft. (449 m²)

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

TENURE

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

RENT

£49,000 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 current Rateable Value of £37,000. 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 C-74.

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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