

TO LET/FOR SALE

Former Motor Trade Premises Available on Short Term Basis

4,223 sq. ft. (392 m²)

1 Runwell Road, Wickford, Essex, SS11 7BZ

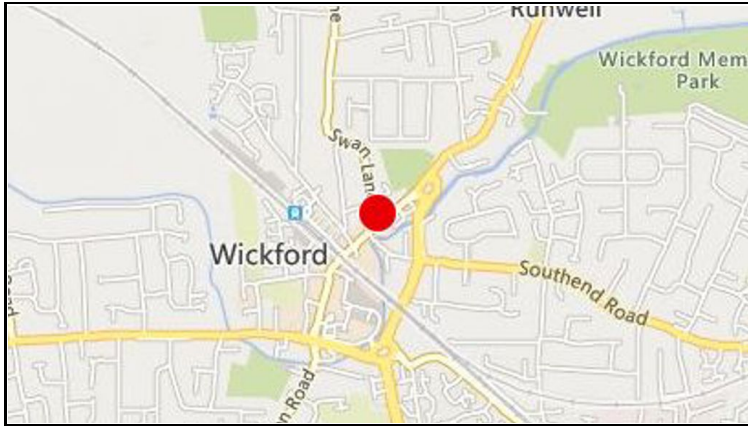


- Short Term Letting Opportunity
- Freehold Also Available
- Town Centre Location

- Large Forecourt Plus Rear Yard
- Warehouse Plus Office
- Prominent Corner Position With Passing Traffic

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The property is located at the corner of Runwell Road and Swan Lane within Wickford town centre. Wickford is situated approximately 30 miles east of central London, 13 miles south of Chelmsford, and four miles north of Basildon. The town is 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

Former single storey motor trade premises on a site of 0.29 acres / 0.18 hectares (subject to survey). available on a short-term basis arranged to provide four concertina loading doors leading into the main workshop with a clear height of 4.4m and office/showroom, plus WC facilities. The property benefits from a large forecourt/parking area to front, and further yard to the rear with vehicular access off Swan Lane. The site may be suitable for various uses and has planning for residential development of 29 apartments plus Class E unit.

ACCOMMODATION

Warehouse & Office	4,223 sq. ft. (392 m ²)
Total Site Area	0.29 Acres (0.12 Hectares)

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

TENURE

The property is available on a short term leasehold basis.

Alternatively, the freehold is available with vacant possession with the benefit of the planning permission.

PRICE/RENT

£1,500,000 Offers in Excess of/£37,500 per annum exclusive.

VAT

We are advised that VAT is not applicable to the rent.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the relevant local authority.

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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