

FOR SALE

Warehouse Premises With Rear Yard & Front and Rear Loading

5,527 sq. ft. (513 m²)

UNIT 4

Robert Way, Wickford, Essex, SS11 8DD

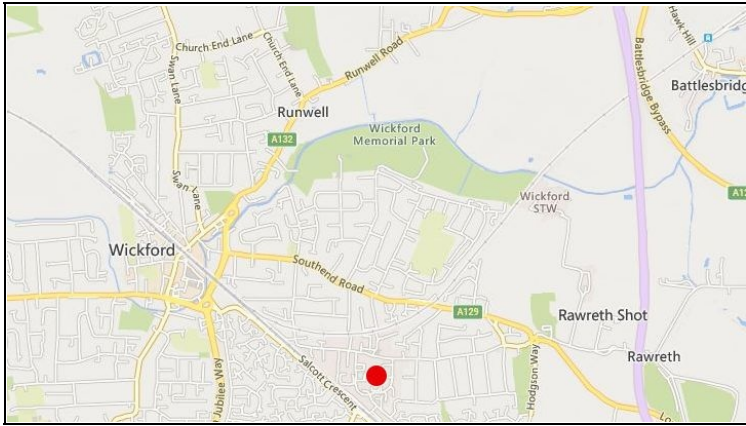


- Three Phase Power
- Male & Female WC Facilities
- Forecourt Parking

- Modern Office
- Front & Rear Level Loading Doors
- Dedicated Rear Loading Yard

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



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

Semi-detached warehouse/industrial unit arranged to provide modern ground floor offices, with male and female WC facilities plus kitchen. To the rear of the site is warehouse which has been partitioned to form two warehouse areas with both front and rear level loading doors. Externally, forecourt staff & visitor parking is provided to the front, plus self-contained rear yard.

ACCOMMODATION

Office with Warehouse 3,147 sq. ft. (292 m²)

Rear Warehousing 2,380 sq. ft. (221 m²)

Total 5,527 sq. ft. (513 m²)

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

TENURE

The property is held on a long leasehold lease of 99 years from and including 26.05.2015, with a ground rent of £100.00 p.a.

PRICE

£775,000 Offers Invited.

VAT

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

BUSINESS RATES

Unit 4, Robert Way: from enquiries made of the Valuation of Agency, we believe the rateable value to be £21,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,728.50.

Unit 4A, Robert Way: from enquiries made of the Valuation of Agency, we believe the rateable value to be £17,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £8,607.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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Ryan Jones

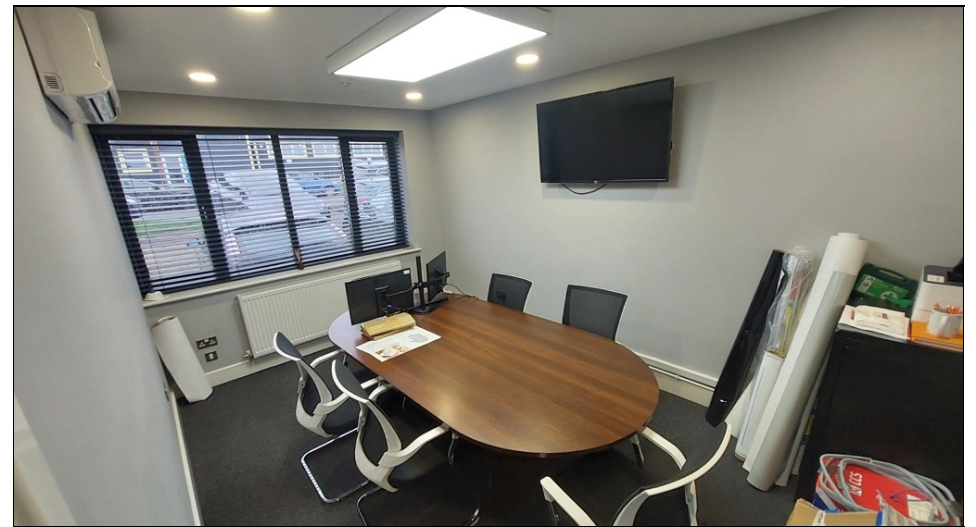
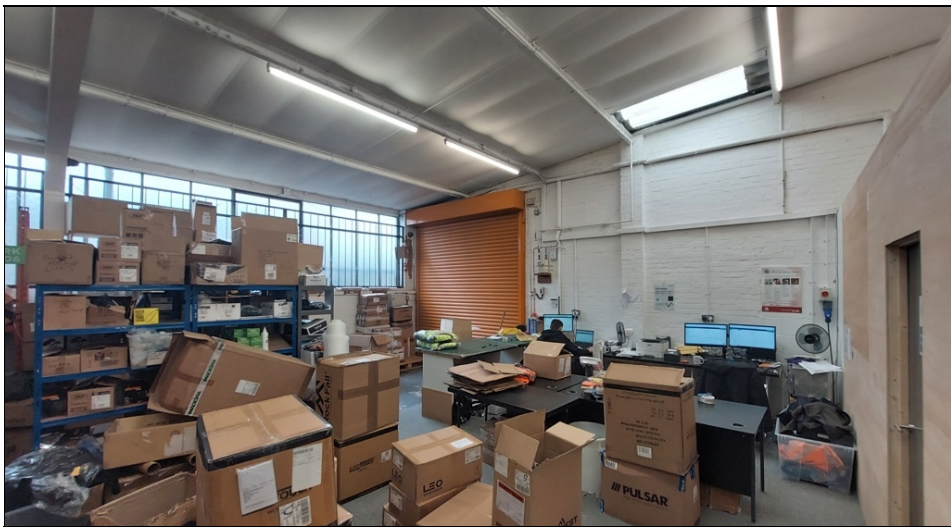
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