



RIVERSIDE PLACE – WICKFORD,
SS11 8AA
SECOND FLOOR OFFICES TO LET -
WICKFORD
1,275 SQ.FT (118.5 SQ.M)



RENT: £9,000 PAX
(£750 PCM)

SITUATION AND DESCRIPTION

The premises comprise a self-contained second floor office suite located within walking distance of Wickford High Street and Wickford Station with links to London Liverpool Street.

The suite is currently divided to provide 5 offices which benefit from gas fired central heating (not tested) are carpeted and have vertical blinds to some windows.

Ample municipal car parking within walking distance.

EPC rating - 'E'

ACCOMMODATION

SIDE ENTRANCE DOOR TO COMMUNAL HALLWAY
TO SECOND FLOOR
OFFICE 9'9" x 9'1"
OFFICE 15'4" X 9'8"
OFFICE 15'4" x 9'7"
OFFICE 15'4" X 19'7"
OFFICE (rear) 7'4" x 13'11"
KITCHEN 15'4" X 9'4" Wall mounted water heater (not tested)

GROSS INTERNAL FLOOR AREA 1,275 SQ.FT.
(118.5 SQ.M.)
MALE AND FEMALE W.C.'S

DESCRIPTION

A self-contained second floor office suite

RATEABLE VALUE

The rateable value is £13,750 which is chargeable at 49.6p. in the pound for the rating year to April 2024.

ENERGY PERFORMANCE

The energy performance certificate shows a rating of E-101

TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £9,000 per annum exclusive. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

VIEWING

Prior telephone appointment with Hair and Son:
01702 394959 (Option 3)

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)
More than an estate agent
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