



RENT: £5,880 Per Annum
£490 PCM

SITUATION AND DESCRIPTION

Hair and Son are pleased to offer to the market this fully serviced First Floor Office. The office is carpeted throughout with perimeter trunking offering numerous power points and internet points as well as air-conditioning, double-glazed windows, intercom system and cat II style lighting.

The office is to be let on a 12-month

agreement requiring 1 months' rent deposit and 1 months' rent in advance upon completion (subject to referencing and financial status checks).

The office is inclusive of heating/air conditioning, lighting, fibre optic broadband and service charges. Additionally, there are communal toilets and kitchen facilities.

ACCOMMODATION

SECOND FLOOR OFFICE:

GROSS INTERNAL FLOOR AREA: 161 SQ.FT (15 SQ.M)

DESCRIPTION

A fully serviced First Floor Office suite.

RATEABLE VALUE

Business rates are to the responsibility of the Tenant as the offices as individually rated (small business rates relief may apply).

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The office is to be let on a minimum 12 month licence:

The Second floor office will be let for a sum of £490 PCM (All Inclusive, except for business rates)

Available from 1st May subject to serving notice to the current tenant.

Vacant from 1st June.

VIEWING

By prior appointment via Hair and Son: 01702 394959 (Option 3).

Ground Floor



First Floor Office, 11 Station Court, Wickford

Hair & Son – 01702 394959

www.hairandson.co.uk

%epcGraph_c_1_175%

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
More than an estate agent
www.hairandson.co.uk

Commercial Dept.
190 London Road
Southend-on-Sea,
Essex. SS1 1PJ

