

# WICKFORD



# TO LET

Riverside House,  
Lower Southend Road  
Wickford,  
Essex SS11 8BB

**OFFICE SUITE**  
**637.2 SQ. FT. (59.2 SQ.M.)**

-  BRICK BUILT OFFICE BUILDING
-  TOWN CENTRE LOCATION
-  ALLOCATED CAR PARKING
-  NEW LEASE AVAILABLE
-  RENT ONLY £12,750 PER ANNUM



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

These distinctive brick office buildings are located in the town centre of Wickford and within 350 meters of the train station providing a direct route to London Liverpool Street within 40 minutes.

The offices are accessed via the entrance from Lower Southend Road and have direct access to the car park where there are allocated car parking spaces.

The offices further benefit from communal ladies and gentleman's w/c's for each floor and a small kitchenette.



## ACCOMMODATION

Suite	Size	Per Month	Per Annum
10	637.2 sq. ft.	£1,062	£12,750

## SERVICE CHARGE

A service charge is levied for the upkeep of the communal areas.



## BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Basildon Council.

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs

## TERMS

The premises is available by way of new full repairing and insuring lease for a term to be agreed.

## TENURE

Leasehold

## EPC

Awaiting EPC

## VIEWING

Strictly by prior appointment with the vendor's appointed agent  
**Ayers&Cruikis**

## Misrepresentation Act 1967

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