


# WICKFORD



# TO LET

**Unit 7**  
**The Willows Shopping Centre,**  
**Market Road**  
**Wickford,**  
**Essex SS12 0RA**

**INDUSTRIAL**  
**1,190 SQ.FT. (110.5 SQ.M.)**

-  **ESTABLISHED RETAIL PARADE**
-  **SHORT DISTANCE FROM WICKFORD TRAIN STATION**
-  **NEARBY OCCUPIERS INCLUDE WH SMITH, THE WORKS AND SPECSAVERS AND MANY MORE**
-  **NEW LEASE AVAILABLE NOW**
-  **RENT FROM ONLY £23,800 PER ANNUM, EXCLUSIVE**



**Ayers & Cruiks**  
**COMMERCIAL**

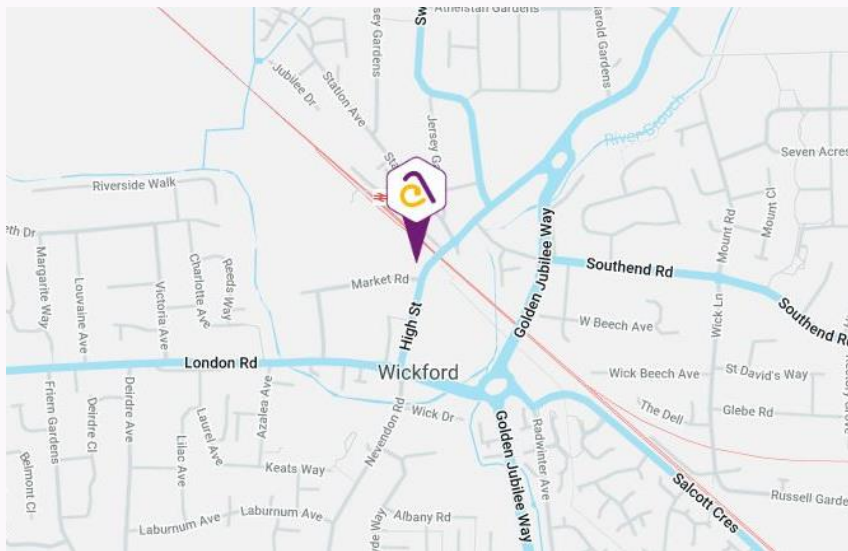
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

The Willow Centre is located in the middle of Wickford. Nearby occupiers include Boots, New Look, Peacocks and more. The train station is only a matter of minutes away which provides direct access to London City via Liverpool Street. There are excellent road links with the A127, A130 and A13, with good access to the M25. Basildon, Chelmsford and Southend all lie within easy reach.

Currently vacant the main room is open plan with a storage room and WC to the rear. Would suit a number of uses such as a café, restaurant, shop, nursery or gym all interested parties would have to confirm the intended use with the local council.



## ACCOMODATION

Office Suite 1,190 sq. ft. (110.5 sq. m.)

## SERVICE CHARGE & INSURANCE

Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

## EPC

Rating of C-74

## BUSINESS RATES 2023

Interested parties are advised to contact Basildon District Council. 01268 533 333

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£23,800 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
COMMERCIAL

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