COMMERCIALProperty Particulars



IDEAL OWNER OCCUPIER / INVESTMENT

MODERN SINGLE-STOREY INDUSTRIAL BUILDING

WITH OWN FRONT & REAR YARD AREA

LONG LEASEHOLD FOR SALE

5,515 SQ FT (512.34 SQ M)
UNIT 4, ROBERT WAY, WICKFORD, ESSEX SS11 8DD



LOCATION:

The property is situated on the East side of Robert Way, within this well-known industrial area, close to the junction of Russell Gardens. The property is well served by road being 4 miles North of Basildon, accessed via A127 and A130 arterial roads which provide good links throughout the county, with good access to the M25 and National motorway network. Wickford Mainline Station is close by, providing a regular service to London.

DESCRIPTION:

Comprises a semi-detached Factory / Warehouse building currently split up to provide a front factory / warehouse with high-quality offices interconnecting with the rear warehouse area accessed via its own electric roller shutter loading door. The building benefits from a front forecourt & rear yard for parking & loading.

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ALL MEASUREMENTS ARE APPROXIMATE:

Front Factory / Warehouse 2,380 Sq Ft (221.10 Sq M)
Front Offices 735 Sq Ft (68.28 Sq M)

Rear Factory / Warehouse 2,400 Sq Ft (222.96 Sq M)

TOTAL AREA 5,515 Sq Ft (512.34 Sq M)

AMENITIES:

* CCTV Camera System * Burglar Alarm

TENANCY: The Front Warehouse & Offices are let to Work and Wear Direct Ltd on a Full

Repairing & Insuring lease for a term of years to expire September 2025 without further rent review. The lease is <u>outside</u> the security of the Landlord & Tenant

Act 1954. The current rent is £35,000 pax.

The rear warehouse is let to Work and Wear Direct Ltd on an informal

agreement at a current rent of £30,000 pax.

Total Income from the entire building £65,000 pax.

TENURE: Long Leasehold

The property is held on a lease for a term of 99 years from 26th May 2015 at a

Ground Rent of £100.00 per annum.

PRICE: £895,000 – with the benefit of the rental income.

EPC: E Rating

VIEWING: Strictly by appointment through owners SOLE Agents as above.

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SUBJECT TO CONTRACT

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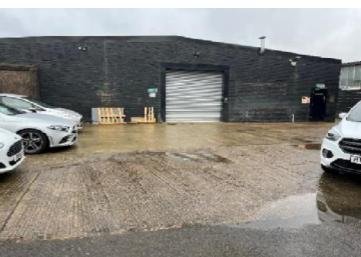


ADDITIONAL PHOTOS:









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