

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.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

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
- * Front and Rear Electric Roller Shutters
- * Parking For Up to 25 cars
- * Gas Central Heating in Offices
- * Burglar Alarm
- * Carpeted Offices
- * Eaves Height: 4.417 m
- * Front & Rear Yard For Parking / Loading

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 outside 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.

CONTACT: Paul Stone
020 7482 1203 / 07973 845462
paul.stone@christo.co.uk

Mert Seyhan
020 7482 1203 / 07506 732734
mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ADDITIONAL PHOTOS:



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006