

TO LET

First Floor Serviced Office Suite With All Inclusive Bills

182 sq. ft. (17 m²)

11 STATION COURT, FIRST FLOOR OFFICE SUITE

Station Approach, Wickford, Essex, SS11 7AT

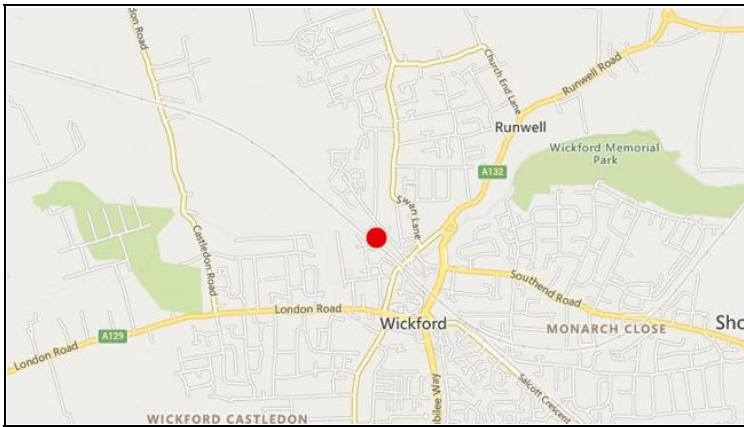


- Adjacent To Wickford Mainline Rail Station
- Can Be Furnished
- All Inclusive Rent

- Air Conditioning
- Serviced Office
- Audio Entry System

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Wickford is situated approximately 30 miles east of central London and 13 miles south of Chelmsford, and four miles north of Basildon, accessed via the A127 and A130 arterial roads, which provide good communications throughout the County and direct links to the M25 and national motorway network beyond. Wickford has a mainline railway station providing regular services to central London.

DESCRIPTION

Multi-let serviced office space available in the popular Station Court development. The suite currently available comprise first floor office suite, with all-inclusive bills. The building benefits from shared WC facilities and shared and kitchen facilities. The building benefits from air conditioning (not tested), PVCU double-glazing and 24-hour access, and is located adjacent to Wickford mainline rail station (c2c). Access is via the front of the building. No parking is provided.

ACCOMMODATION

First Floor, Suite 2	182 sq. ft. (17 m ²)
Total	182 sq. ft. (17 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a 12 month agreement. One month's rent as a deposit, payable on 1st of each month, in advance.

RENT

£554 per calendar month.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Included in all-inclusive rent.

SERVICE CHARGE

Included in all-inclusive rent.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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