

FOR SALE

Mid-Terraced Industrial Premises

Ground Floor Workshop 1,500 sq. ft. (139.3 sq. m.)

First Floor Offices 1,460 sq. ft. (135.7 sq. m.)

Total of 2,960 sq. ft. (275 m²)

3 BLENHEIM COURT

Hurricane Way, Wickford, Essex, SS11 8YT

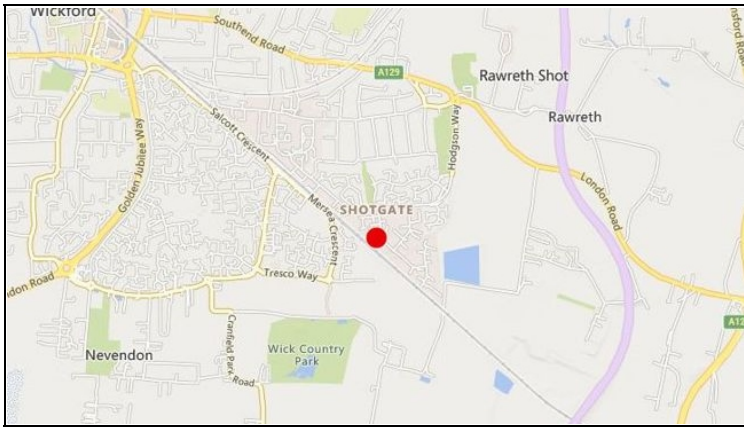


- Freehold
- Parking To Front For Three Vehicles
- Established Estate

- Mid-Terraced Industrial Unit
- Well Fitted Offices
- Full Vacant Possession Available

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



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

Unit 3 Blenheim Court comprises a mid-terraced industrial premises arranged to provide ground floor storage and workshop space, reception area and W/C facilities. Good quality offices and associated facilities are located at first floor level. A small secure yard area is located to the rear of the building and it offers 3 car parking spaces at the front.

ACCOMMODATION

Ground Floor Workshop	1,500 sq. ft. (139 m ²)
First Floor Offices	1,460 sq. ft. (136 m ²)
Total	2,960 sq. ft. (275 m²)

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

TENURE

The property is available on a freehold basis, further detail upon application.

PRICE

£375,000 Freehold.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £22,750 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £11,352.25.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

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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