

## TO LET

### Industrial / Warehouse Unit With Office & Store

4,970 sq. ft. (462 m<sup>2</sup>)

## UNITS 3 & 4 BUCKINGHAM SQUARE

Hurricane Way, Wickford, Essex, SS11 8YQ



- Open Bay Warehouse
- Eaves min. 4.3 Min. to 6.3m
- Rear Store/Workshop
- New Lease

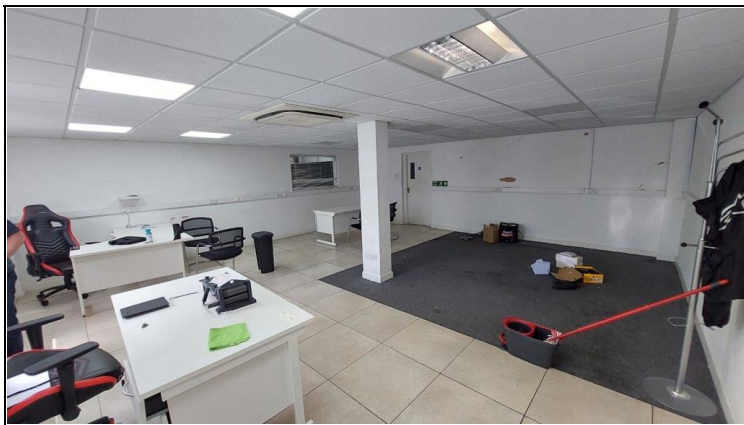
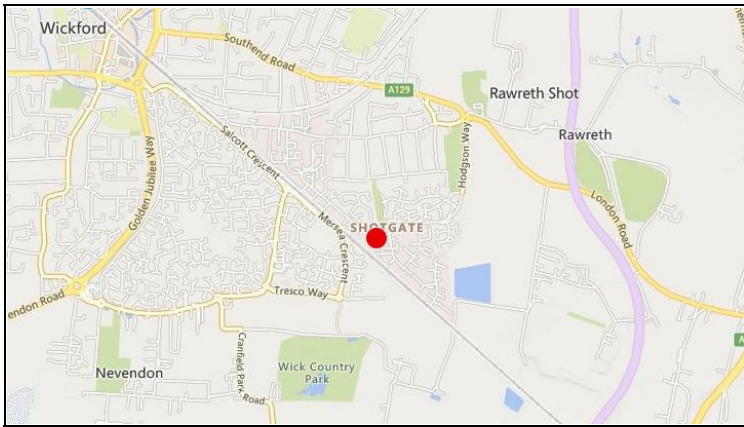
- Two Roller Shutters
- Ground Floor Office
- Forecourt Parking
- Available Immediately

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

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## LOCATION

The premises are situated off Hurricane Way, within the established Wickford Business Park. The A130 is located within a short drive of the industrial area, which links to the A12 and A127, both of which provide good access to junction 29 of the M25 motorway. Wickford town centre is approximately 1½ miles away and incorporates the usual amenities and main line railway station.

## DESCRIPTION

The accommodation comprises open bay warehouse/workshop, served by two roller shutters, plus office & rear store. The first floor is separately let, and so communal kitchen & W/C facilities are provided, along with communal pedestrian entrance lobby. Externally, forecourt parking is provided plus loading/unloading area.

## ACCOMMODATION

Warehouse	3,623 sq. ft. (337 m <sup>2</sup> )
Store	789 sq. ft. (73 m <sup>2</sup> )
Office	554 sq. ft. (51 m <sup>2</sup> )
<b>Total</b>	<b>4,970 sq. ft. (462 m<sup>2</sup>)</b>

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

## TENURE

The premises are available upon a freehold basis, further details upon application.

## RENT

£45,000 per annum exclusive.

## VAT

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

## BUSINESS RATES

To be re-assessed.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of C.

## 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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