

# 1<sup>ST</sup> FLOOR OFFICE SPACE - TO LET

## WICKFORD - 30 HIGH STREET, SS12 9AZ

Mason  
Partners



### Description

Positioned above a prominent high street retail unit in the heart of Wickford. The first floor offers bright, self-contained office accommodation ideal for a range of professional and service-based occupiers.

The property is located near occupiers such as Greggs, Costa, Nationwide and Poundland.

### Location

Wickford is an attractive market town with a resident population of circa 35,000 people and is located approximately 11 miles south east of Chelmsford via the A130 and 4 miles north of Basildon. Wickford rail station provides regular Intercity trains to London.

### Accommodation

The property comprises the following approximate floor area:

First floor: 706 sq. ft.

### Terms

The premises are available to sub – let by way of a new effective full repairing and insurance underlease for a term of years to be agreed up to 22nd July 2030 with a landlord break option in 2028.

### Rent

On application.

### Rating Assessment

Rateable Value - £21,750

### EPC

Energy Performance Asset Rating: B

### VAT

This property is VAT registered.

### Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

### Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

### Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

### Viewing

Toby Mason

07920 032 675

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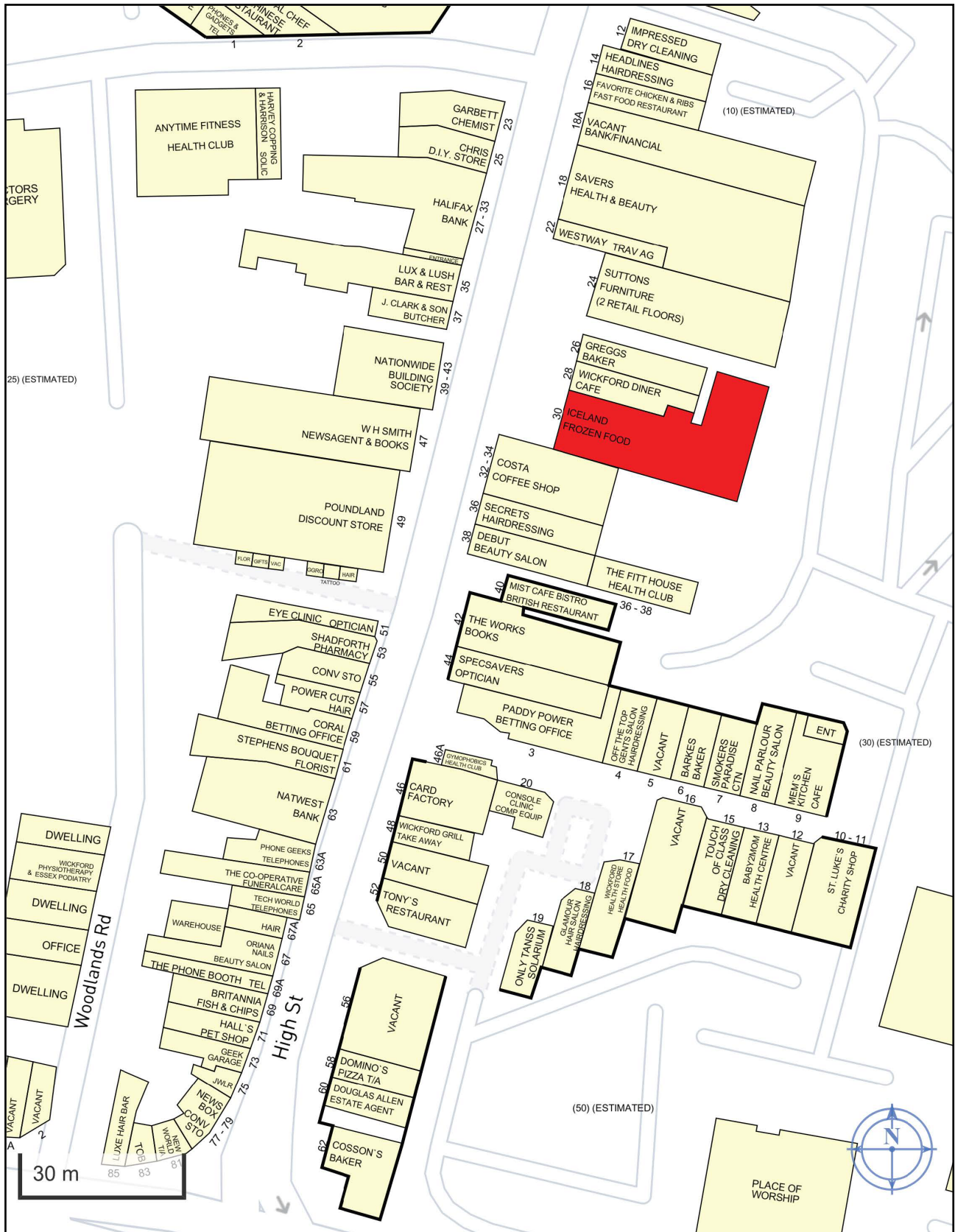
0207 495 1971

[masonpartners.com](http://masonpartners.com)

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**Mason Partners**



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