

**14-16 THE BROADWAY, WICKFORD, ESSEX, SS11 7AA**

**OFFICE TO LET**

1,241 sq.ft ( 115.29 m<sup>2</sup> )



**Location**

The premises is located on The Broadway which adjoins Wickford High Street. Wickford Station is located 0.2 miles from the property and can be reached under a 5 minute walk.

Nearby occupiers include Aldi, Pizza Hut, Halifax and many other local retailers.

Wickford is located in Essex approximately three miles north of Basildon. Wickford serves the City of London through its direct connection to Liverpool Street Station through the Southend Victoria line in approximately 40 minutes. The town can also be easily reached via the road network by the A127 between London and Southend-on-Sea or by the A130 from Chelmsford.

**Accommodation**

The accommodation comprise of ground and first floor offices with kitchen and W.Cs on each floor. Furthermore the property benefits from ample parking and wheelchair access. The premises has a canopy attached to it which serves as an additional parking facility. Approximate areas are as follows:

<b>Ground Floor</b>	619 sq.ft ( 57.51 m <sup>2</sup> )
<b>First Floor</b>	622 sq.ft ( 57.79 m <sup>2</sup> )
<b>Total</b>	1,241 sq.ft ( 115.29 m <sup>2</sup> )

**Terms**

A Full Repairing and Insuring Lease for a term to be agreed, governing outside the Land Lord and Tenant Act 1954.

**Rent**

£18,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Rates**

<b>Rateable Value</b>	£13300
<b>UBR (2019/2020)</b>	£0.491
<b>Rates Payable</b>	£6530

Please note that these are only advisory figures and Applicants should check with Basildon Borough Council.

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

Strictly by prior arrangement with Sole Letting Agents with Sole Letting rights Mass & Co

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