



## Light Industrial: Wickford

Monthly £1,350

### RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 904389**

Approximately 1,900 sq ft unit with ground floor offices/workroom areas which could be warehousing and first floor open plan office space.

### DETAILS

The building is situated in the popular Orwell Court industrial estate within Wickford.

### SIZE

The building is approximately 1900 sq ft, the ground floor measures approximately 1000 sq ft with the benefit of male and female wc's, the first floor is office space is split over two levels.

The ground floor is currently divided into work rooms but could be clear span warehousing.

### SERVICES

The building has mains water and electricity.

### **SERVICE CHARGE**

The tenant is responsible for the payment of any service charge.

### **INSURANCE**

The tenant is responsible for the payment of any contents insurance.  
Buildings insurance will be recharged to the tenant from the landlord.

### **LOCAL AUTHORITY**

Basildon District Council

### **NON-DOMESTIC RATES**

The tenant is responsible for the payment of Non-domestic rates in relation to this property

### **TERMS**

To be agreed with the Landlord.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **EPC**

The building has an EPC rating of E