

## 5 Station Court, Station Approach, Wickford, Essex, SS11 7AT



### Self-contained Office building

Approx. 1,535 sq ft (142.6 sq m)

### TO LET

- LED lights
- Carpet/laminate flooring
- Intercom access
- Adjacent Wickford Train Station
- Four car spaces to rear

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

**Location**

The property is situated within Station Court, located just off Station Approach. Wickford Town Centre is within walking distance, approx. 0.3 miles away. Wickford Train Station lies adjacent to the property, providing a service to London (Liverpool Street) in approximately 40 minutes.

The A130 is situated approx. 2 miles to the East, providing a link to the A12 and the M25 thereafter.

**The property**

A mid-terrace brick-built property arranged over three floors. The property is accessed from the front via an intercom system, providing stairs to first floor level.

The ground floor comprises two rooms with toilet and kitchen.

The first floor provides a further two offices, fitted with carpet tiles, LED lighting, additional kitchenette and toilet. There is electric wall mounted heating and air conditioning to part.

The second floor offers open plan office space which is carpeted and features wall mounted power points. Air-conditioning is installed. There is a toilet to this level also.

An alarm system is fitted to first and second floor areas, serving independently to the ground floor area.

Externally, there are four allocated car parking spaces within a secure car park to the rear. There is also a pay and display car park located opposite the property.

**Accommodation** The unit's approximate NET INTERNAL area is as follows:

Ground floor	333 sq ft	30.9 sq m
First Floor	560 sq ft	52 sq m
Second Floor	642 sq ft	59.7 sq m
<b>TOTAL</b>	<b>1,535 sq ft</b>	<b>142.6 sq m</b>

**Figures**

**£22,250** per annum exclusive.

The rent is exclusive of Business Rates, service charge, utilities and building insurance.

**Legal costs**

Each party is to be responsible for the payment of its own legal costs.

**EPC**

The EPC rating is D94.

**Agent's Note**

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested. Particulars awaiting client approval.

**Enquiries/viewing**

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.