

Wickford Unit 1-2 (Lot 103) & Unit 8 (Lot 104) Kendal Court Hurricane Way Essex SS11 8YB

- Two Freehold Industrial Units
 - To be offered as two separate lots
 - In close proximity to Wickford Station
 - No VAT applicable
 - May suit owner occupier or investor
 - Current Rent Reserved
- £9,600 pa (Lot 103) plus Lot 104 occupied**

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Wickford, with a population of some 25,000, is a busy market and commuter town situated at the junction of the A129 and A132, some 11 miles from both Southend and Chelmsford. The town benefits from good road communications via the A127 dual carriageway, which provides a direct link to the M25 motorway (Junction 29), some 11 miles to the west.

The properties are situated on the Kendal Court Industrial Estate, in the centre of Wickford's industrial area, on the west side of the A130. Occupiers close by include Howdens, Eurocell, PlantExpand, Power Sonic, Travis Perkins, Transit Parts UK and Mirror Door Systems.

Description

Each property is arranged on ground and mezzanine floors to provide workshops and office/storage accommodation. Units 1 and 2 benefit from an area of forecourt.

VAT

VAT is not applicable to these lots.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
103	1 & 2	S Conroy	Ground Floor Mezzanine 185.5 sq m 52.0 sq m (1,996 sq ft) (560 sq ft)	Let on a Tenancy at Will	£9,600 p.a.	
104	8	Individual	Ground Floor Mezzanine 93.0 sq m 37.0 sq m (998 sq ft) (398 sq ft)	Occupied on Terms Unknown		

NB. Not measured by Allsop. Areas sourced from previous Valuation Report.

Total £9,600 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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