



Unit 1, Wickham Business Park, Basildon, SS14 3EQ For Sale | 4,884 sq ft



# Unit 1, Wickham Business Park, Basildon, SS14 3EQ

## Summary

- Price: Offers in the region of £750.000
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (81)

## **Contact & Viewings**

**Neil Burroughs** 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk

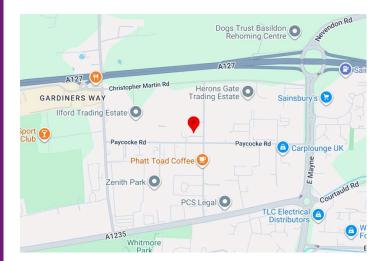
#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060

Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

**Bradlev Hair** 01702 608057 bradley@ayerscruiks.co.uk

**Burgundy Court** 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



## **Key Points**

- Electric Roller Shutter Door
- Suspended Ceilings With Inset CAT2 Lighting
- Air-conditioning / Perimeter Trunking office accommodation
- 5 Car Parking Spaces
- · Warehouse Space for storage

## Description

The subject property is a hi-tech end-terrace warehouse, consisting of part brick, part clad elevations, beneath a steel profile sheet roof. Pedestrian access is via the yard/car park, which provides space for up to five cars. The ground floor office includes laminate wood flooring, comfort cooling, suspended ceilings, and CAT 2 lighting, while the warehouse offers 2.65m clear height, LED lighting, and a roller shutter to the rear yard. The first floor comprises mainly open-plan offices with two partitions, carpeted throughout with floor-to-ceiling windows, suspended ceilings, CAT 2 lighting, and ceiling cassette comfort cooling for heating and cooling.

## Location

The property occupies a prominent corner position at Paycocke Road and Honywood Road in the Cranes Farm



Industrial Area. It offers excellent transport links, with the Al27 providing access to Junction 29 of the M25 (approx. 9.5 miles west) and, to the east, connections to the Al30 and A13 for Chelmsford, Thurrock, and the Thames Ports (approx. 3 miles). The area comprises established industrial estates, offices, and warehouse facilities. Local amenities include Sainsbury's on East Mayne and a variety of retail and food outlets at Mayflower Retail Park.

## Accommodation

Description	sq ft	sq m
GF Warhouse	1,664	154.59
GF Office's	778	72.28
FF Office	2,442	226.87
Total	4,884	453.74

## **Viewings**

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks

#### Price

Offers In the Region Of £750,000

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