



Ayers & Cruiks
COMMERCIAL

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

For Sale | 4,884 sq ft

Large Office Space with Warehouse and Rear Yard

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

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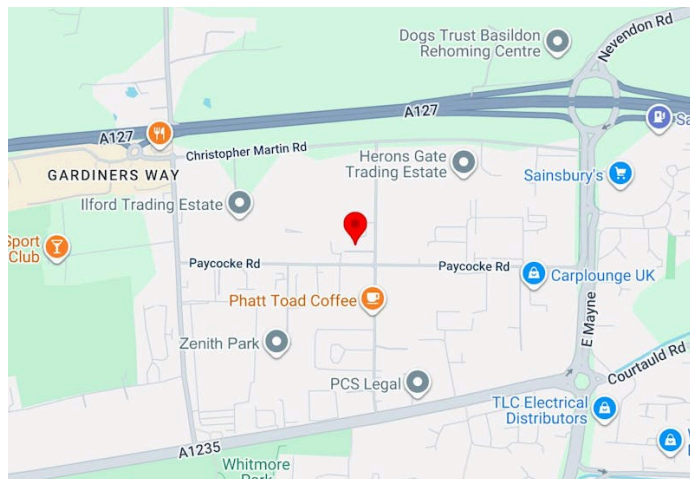
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Key Points

- 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 A127 providing access to Junction 29 of the M25 (approx. 9.5 miles west) and, to the east, connections to the A130 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 Warehouse	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