

WICKFORD



TO LET

Units 1-3
Russell Gardens
Wickford
Essex
SS11 8BH

INDUSTRIAL

From 3,683.9 SQ.FT (342.2)
to 11,465 Sq.Ft (1065.1)



Industrial Unit



Allocated Parking Up To 5 Cars



New Lease Available



Kitchenette & WC



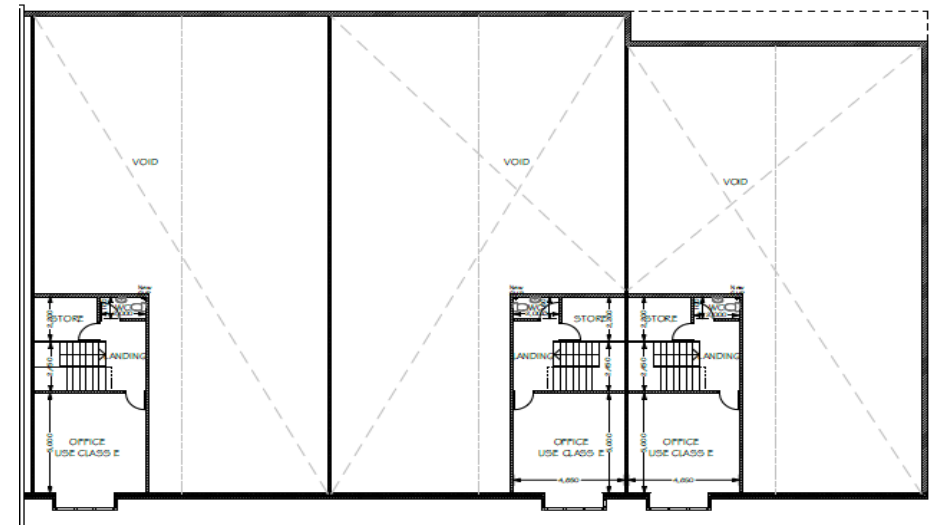
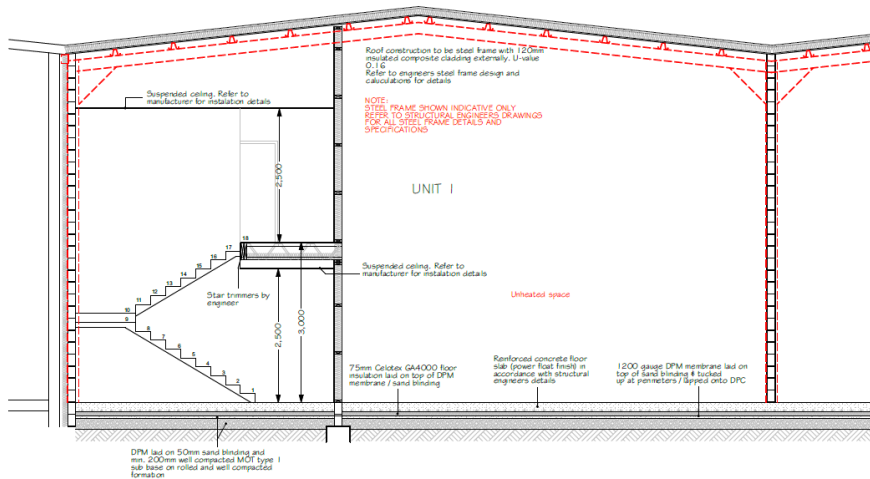
Rent From £33,500 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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DESCRIPTION AND LOCATION

The Units are located in Russell Gardens. The property is in an excellent location for commercial businesses. It offers easy access to major roads like the A127 and A130, and Wickford railway station is nearby, connecting directly to London. This area combines residential surroundings with growing business opportunities.

Each unit in this newly built industrial development is designed for efficiency and modern business needs. The electric roller shutter door is 5 meters high by 4 meters wide, with the building height reaching 7 meters to the ridge and 6 meters to the eaves. Each unit comes with five dedicated parking spaces and features a WC, kitchenette, and office area.

Key features include a 3-phase power supply (100 amps per phase), an EV charging point, and LED lighting in the warehouse. The offices come with suspended ceilings, LED light panels, dado trunking, BT points, and electric storage heaters. Sustainability is prioritised with solar panels and a fire alarm system.

Available November 2024

UNIT	SQ.FT	PRICE
1	3,890 SQ.FT	£35,000 PA
2	3,890 SQ.FT	£35,000 PA
3	3,683 SQ.FT	£33,500 PA
Combination of 2 Units	7,780 SQ.FT	POA
1-3	11,465 SQ.FT	POA

SERVICE CHARGE & INSURANCE

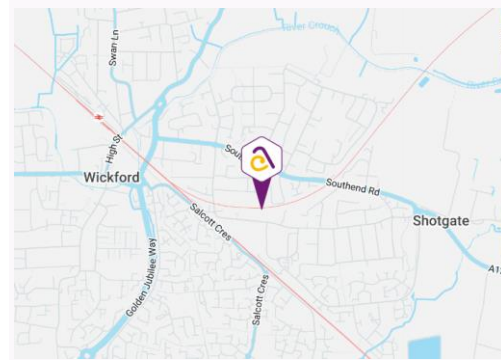
Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Awaiting EPC



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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