



Ayers & Cruiks
COMMERCIAL

For Sale

24,983 sq ft

The Lodge, Runwell,
Essex, SS11 7XX

Freehold, four-storey office and
institutional building in Wickford.

- On-site parking available
- Suitable for owner occupiers, healthcare or educational providers, training organisations, office users or investors
- Third floor former residential accommodation
- Offers from £3,500,000

01702 343060
www.ayerscruiks.co.uk





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The Lodge, Runwell, Essex

Summary

- Price: Offers from £3,500,000
- Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To Be Confirmed
- Legal fees: Each party to bear their own costs

Contact & Viewings

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Description

Runwell Lodge comprises of a substantial detached four-storey office and institutional building set within an established site. It provides a mix of open training accommodation, meeting rooms, cellular offices, touchdown space and ancillary staff facilities across the ground, first and second floors. The third floor provides former residential accommodation including bedrooms, lounges and kitchen facilities. The building benefits from a passenger lift serving all floors, multiple meeting and training rooms, reception and waiting area, kitchen and welfare facilities on each floor, IT/server rooms and on-site parking. The property would be suitable for a variety of uses, subject to the necessary planning consents.

Location

This property is located in Runwell in a semi-rural setting with access to Wickford and the surrounding towns. The property is well connected by road and train, with Chelmsford, Southend-On-Sea, and London accessible via the wider transport network. Local amenities and services are available in nearby Wickford.



Accommodation

Floor	SQ.FT	SQ.M
Ground	6938	644.58
First	5952	552.98
Second	5896	547.79
Third	6197	575.69
Total	24,983	2321.04

Price

Offers from £3,500,000

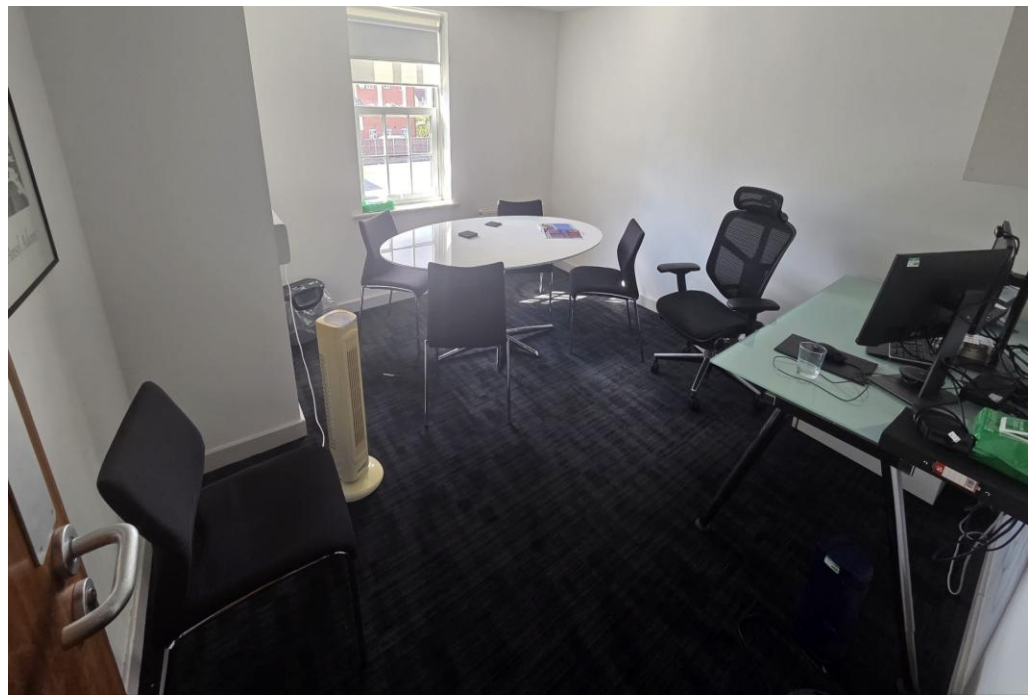
Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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 Jan 2026.

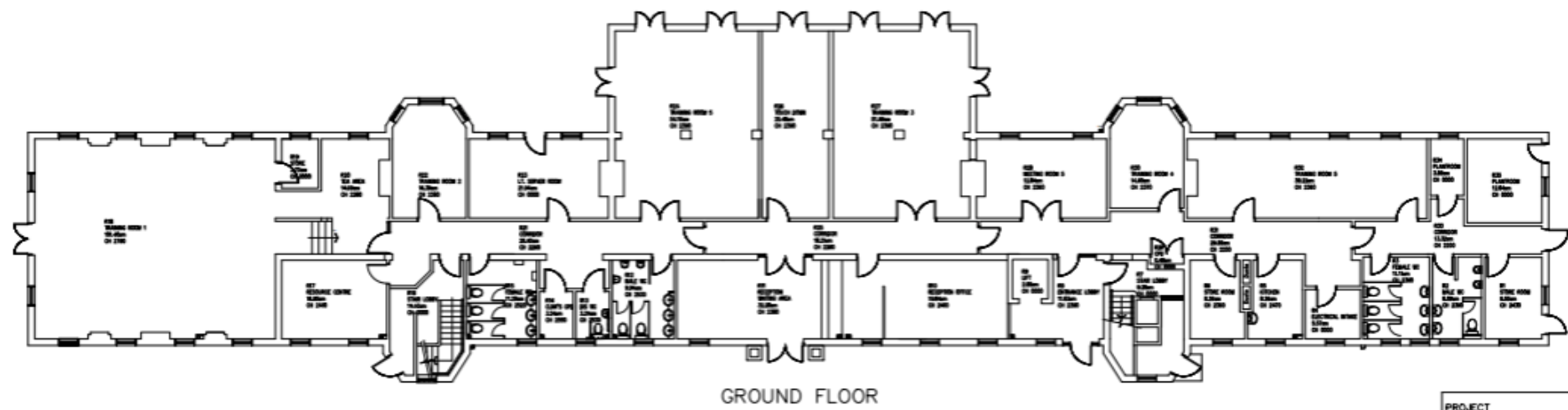
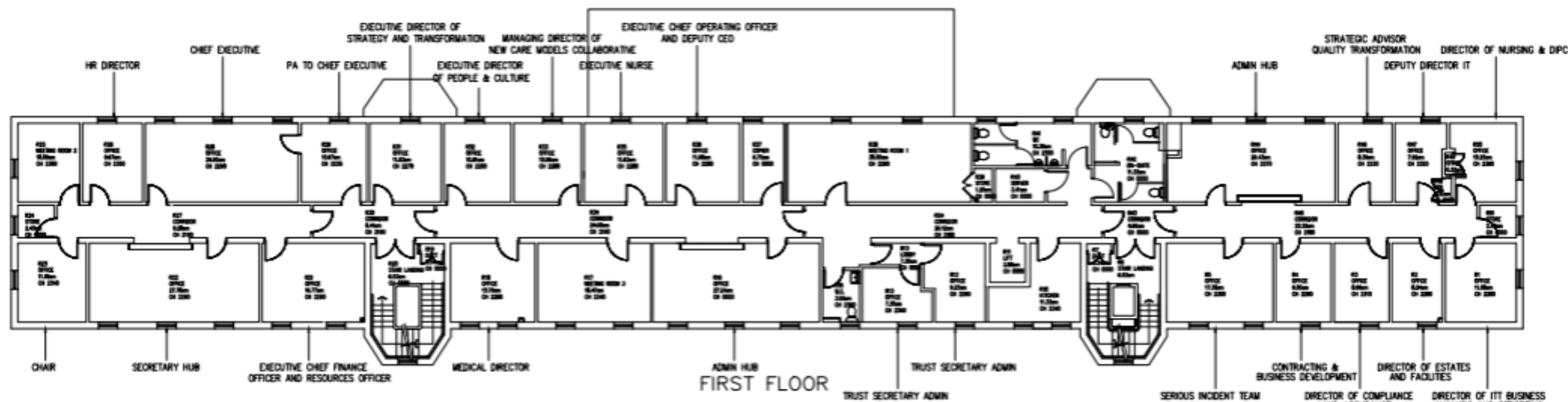










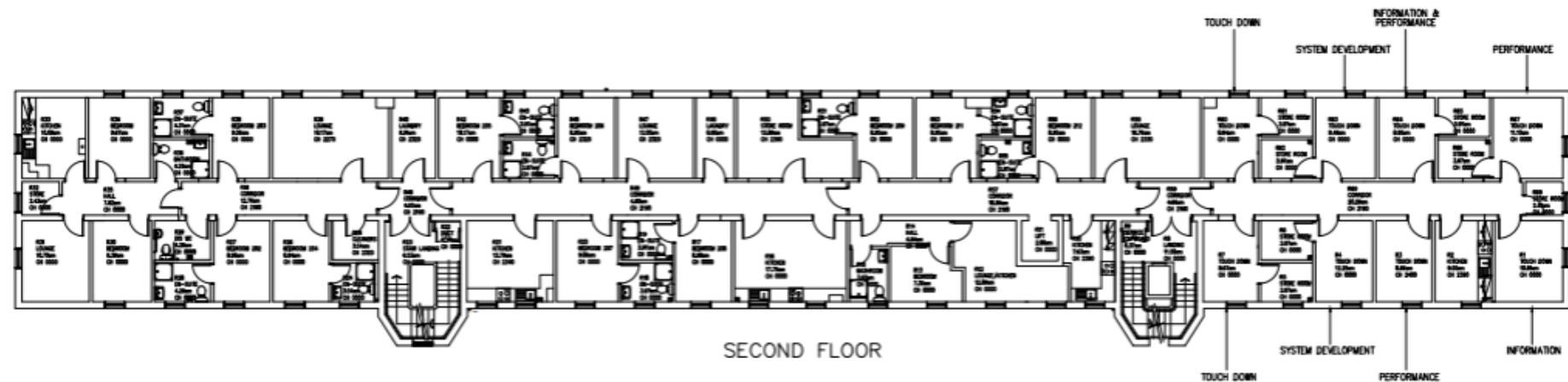
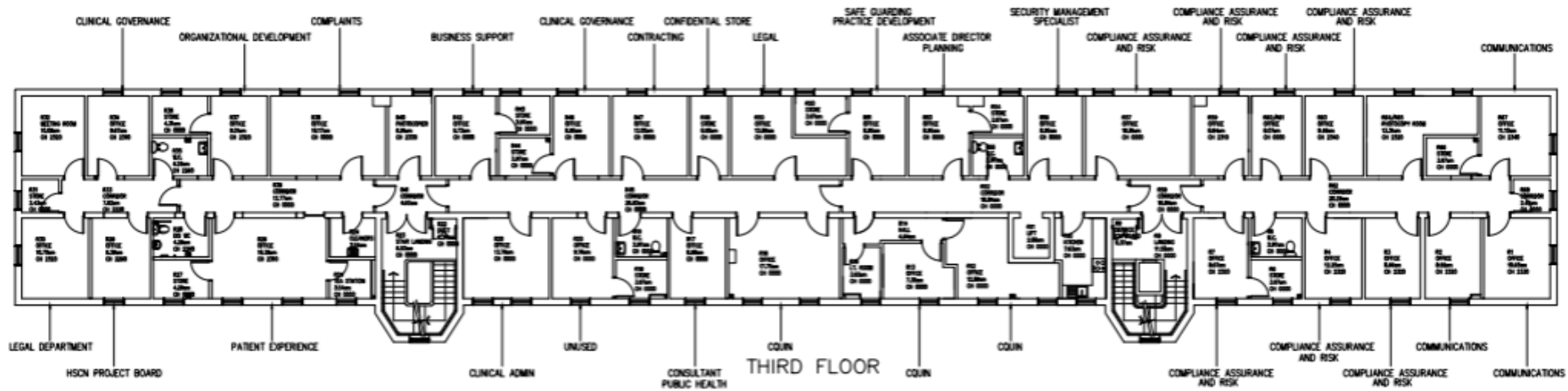


PROJECT
FLOOR PLAN
REFERENCE DWG

REV	DATE	DESCRIPTION	BY	CHKD	APPD
1	10-01-2023	ISSUED FOR TENDER	AW	-	-
2	10-01-2023	ISSUED FOR TENDER	AW	-	-

REVISIONS	
Essex Partnership University	NHS Foundation Trust
ESTATES SERVICES PRIDE HOUSE CHRISTY WAY SOUTHFIELDS INDUSTRIAL EST BASILDON ESSEX SS15 6EA TEL: 01268 410100	

DRAWING THE LODGE RUNWELL ESSEX	
DRAWN T.W.P	CHECKED
SCALE 1:100 @ A1 1:200 @ A3	DATE 19:12:06
DRAWING No FDR-RU-110-01	REV R



PROJECT

FLOOR PLAN
REFERENCE DWG

NO.	DATE	REVISION	BY	CHKD	APPROVED
1	19-03-07	ISSUE FOR TENDER AND REVISIONS	AW	-	-
2	19-03-07	ISSUE FOR TENDER AND REVISIONS	AW	-	-

REVISIONS

Essex Partnership University
NHS Foundation Trust

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DRAWING

THE LODGE
RUNWELL
ESSEX

DRAWN T.W.P

CHECKED

SCALE 1=100 @ A1

DATE 19-03-07

DRAWING No

EDB-RU-L0-02

REV

B