



Ayers & Cruiks
COMMERCIAL

For Sale

5,357 sq ft

**Walter House, Hodgson
Way, Wickford, SS11 8YG**

Freehold for sale - Fully
refurbished industrial unit with
high spec offices and large
yard.

- Purpose built, fully refurbished industrial unit & offices
- Excellent position in Wickford Business Park
- Large secure yard to rear
- First floor offices with air conditioning
- Guide price £1.1 million to £1.2 million.

www.ayerscruiks.co.uk



Walter House, Hodgson Way,
Wickford, SS11 8YG

Summary

- Price: Offers from £1,100,000
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (75)

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

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

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



Description

Ground Floor

The property features an impressive industrial/warehouse space, with an internal clear height ranging from 6.2m to 6.7m. It benefits from full-height loading doors providing excellent vehicle access, along with LED lighting. In addition, it offers a reception area leading into a suite of modern offices and staff facilities, including WC amenities, dedicated staff areas, and a contemporary fitted kitchen.

First Floor Offices

The first-floor accommodation comprises a series of private offices, a boardroom, further staff areas, and an additional fitted kitchen. The office areas are also served by gas central heating and partial air-conditioning.

External Areas

The frontage includes a smartly landscaped lawned area, with electric security gates and a high-level CCTV/security system providing excellent site security. A wide side driveway leads through to the rear yard, which benefits from direct vehicular access into the warehouse. The site also includes a detached secondary building, currently used for vehicle detailing and valeting, fitted with heating, a roller shutter door, and appropriate utility connections, offering valuable additional operational flexibility.



Location

The property is situated on Hodgson Way which is the main spine road running through Wickford Business Park with surrounding units all being detached business headquarters, providing any business with a first class profile. This area has unrivalled road connections with access to both the A130 and A127.

Accommodation

| Name | sq ft | sq m |
|------------------------------|--------------|---------------|
| Ground - GF Industrial Space | 1,912 | 177.63 |
| Ground - GF - Office Space | 1,098 | 102.01 |
| 1st - FF - Office Space | 1,647 | 153.01 |
| Unit - Detached Building | 700 | 65.03 |
| Total | 5,357 | 497.68 |

Price

Guide price £1.1 million to £1.2 million.

Viewings

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







