



Ayers & Cruiks
COMMERCIAL

To Let
3,000 sq ft

**4 Victoria Court, Hurricane
Way, Wickford, SS11 8YY**

End of terrace light industrial
unit with ground floor
workshop area and first floor
offices.

- Industrial unit with office space
- Gas central heating
- Alarm system installed
- Allocated on-site parking
- New lease available
- £30,000 per annum

www.ayerscruiks.co.uk



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Wickford, SS11 8YY**

Summary

- Rent: £30,000 per annum
- Business rates: £16,092.75 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (96)
- Lease: New Lease

Contact & Viewings

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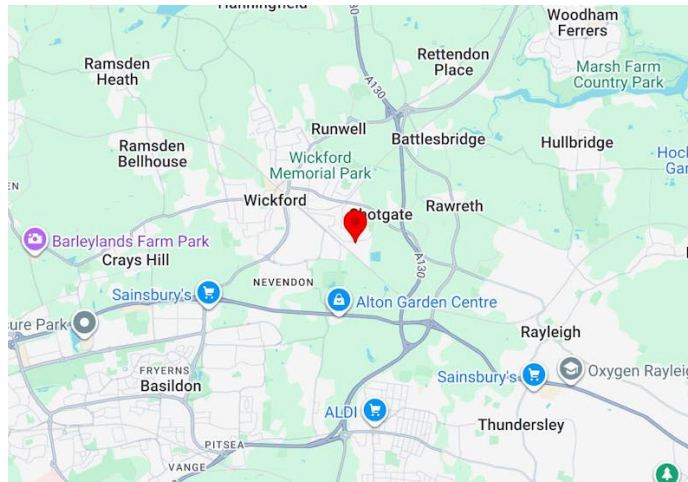
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Description

This end of terrace, two storey light industrial unit features ground and first floor offices (10 upstairs and 2 downstairs), work shop areas, mezzanine storage and on-site parking. It benefits from a roller shutter door (3.7m x 3.7m), three phase power, double glazing, 3 WCs, gas central heating and an alarm system making it suitable for a range of industrial and storage uses.

Location

This unit is situated in an established industrial estate, benefitting from great connectivity, with easy access to the A127 and A130. Wickford train station is a short drive away, providing easy access to London and surrounding areas.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Industrial	2,332	216.65	Available
1st	Office	670	62.25	Available
Total		3,002	278.90	



Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£30,000 per annum

Viewings

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

