



Ayers & Cruiks
COMMERCIAL

To Let
12,434 sq ft

**Unit 1-2, JC House,
Hurricane Way, Wickford
Business Park, Wickford,
SS11 8YB**

Versatile industrial unit
workshop, offices, reception
and kitchens/W.C.s on Wickford
Business Park, with great road
links.

- Ground and first-floor office accommodation
- Kitchen and W.C. facilities
- Excellent access to the A127, A130 & M25
- Approx. 9,784 sq. ft. industrial/workshop space
- New Lease Available
- £127,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Wickford Business Park, Wickford,
SS11 8YB

Summary

- Rent: £127,000 per annum
- Business rates: 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

Further information

- [View details on our website](#)

Contact & Viewings

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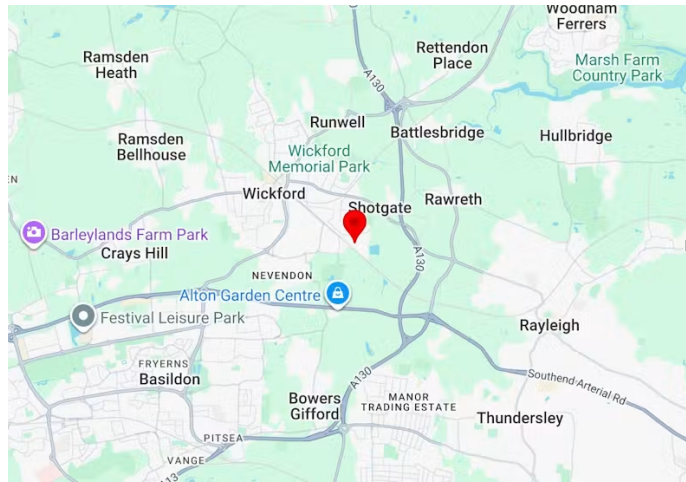
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Description

The property benefits from a welcoming reception area, together with ground-floor office accommodation, kitchen facilities and W.C.s. The main industrial/workshop area extends to approximately 9,784 sq. ft., providing a substantial and versatile workspace suitable for a variety of commercial and industrial uses. Further accommodation is provided at second-floor level, comprising additional office space, separate kitchen as well as generous access and circulation space suitable for articulated vehicles.

Overall, the property offers a flexible combination of office and industrial accommodation, making it well suited to a wide range of occupiers and business requirements.



Location

JC House is situated on Hurricane Way within the established Wickford Business Park, a popular commercial and industrial location. The property benefits from excellent access to the A127 and A130, providing convenient connections to Basildon, Chelmsford, the M25 and the wider Essex area. Wickford town centre and railway station are also within easy reach, offering a range of local amenities and regular rail services to London Liverpool Street.

Accommodation

Description	sq ft	sq m
Ground Floor	10,605	985.24
First Floor	1,829	169.92
Total	12,434	1,155.16

Terms

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

Viewings

Strictly by prior appointment via the landlords appointed

