



Ayers & Cruiks
COMMERCIAL

To Let

4,346 sq ft

Unit 1A & 1B, Battlesbridge Harbour, Wickford, SS11 8TD

Commercial units with
showroom, workshop,
warehouse and yard. Roller
shutter access; eaves approx.
4.5m–7.2m.

- Showroom, workshop and warehouse accommodation
- Eaves heights from approx. 4.5m to 7.2m
- Roller shutter loading access
- Hardstanding yard for parking, loading and servicing
- New Lease Available
- Rent Only £50,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £50,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (49)

Further information

- [View details on our website](#)

Contact & Viewings

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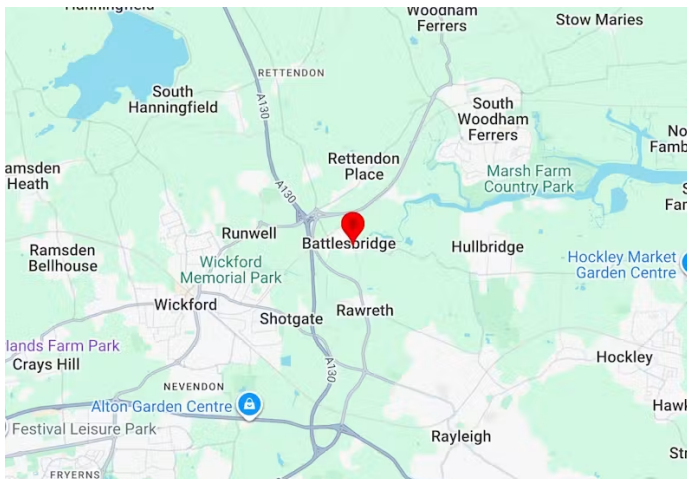
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Description

The property comprises a commercial unit providing showroom, workshop and warehouse accommodation. The warehouse benefits from a concrete floor and roller shutter access for loading, with eaves heights ranging from approximately 4.5 m to a maximum of 7.2 m. There is also office and ancillary space within the building. Externally, the property has a hardstanding yard providing parking, loading and servicing space.

Location

The property is located within an established commercial and industrial area comprising a mix of warehouse, workshop, storage and business premises. The property benefits from convenient access to the surrounding Wickford, Rayleigh and wider South Essex area, with nearby road links providing connections towards Chelmsford, the A127 and the wider regional road network.



The location is well suited to a range of industrial, warehouse, storage and commercial occupiers.

Accommodation

Description	sq ft	sq m
Unit 1A	2,173	201.88
Unit 1B	2,173	201.88
Total	4,346	403.76

Viewings

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

Terms

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

Rent

£50,000 per annum exclusive

