



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**3,959 sq ft**

**8 Victory Close, Fulmar  
Way, Wickford, SS11 8YW**

Industrial unit with mezzanine  
and office space, featuring WCs,  
kitchenette and parking.

- Established industrial estate
- 5 parking spaces available
- New lease available
- Rent only £32,000 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



8 Victory Close, Fulmar Way,  
Wickford, SS11 8YW

## Summary

- Rent: £32,000 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
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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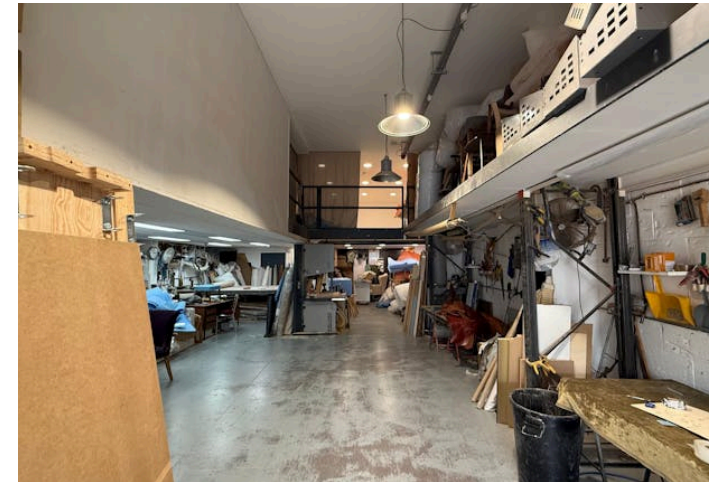
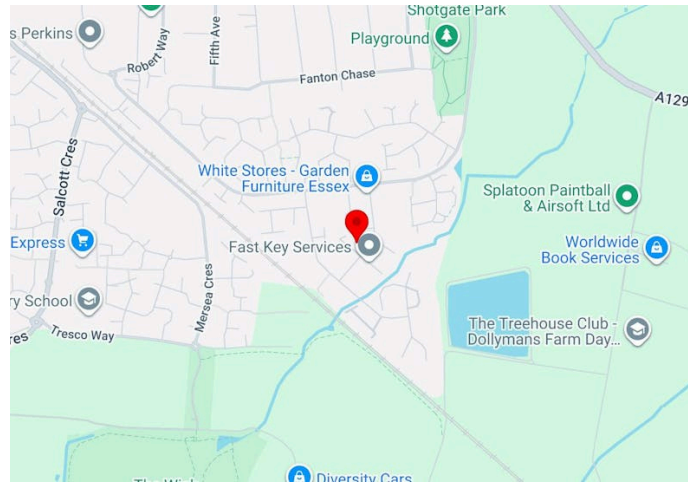
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## Offices

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Tel: 01702 343060

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CM2 6JY  
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## Description

Industrial unit arranged over 3 floors with ground floor warehouse, first floor mezzanine and second floor offices. It benefits from a kitchenette and 3 WCs (1 on the ground floor and 2 on the first floor), a roller shutter door and an entry system. There are 5 parking spaces available, 3 at the front of the unit and 2 at the top of the estate.

## Location

This unit is situated within the established Wickford Business Park industrial area benefitting from good road connectivity, with convenient access to the A127 and M25. Wickford train station is approximately 1.5 miles away, providing direct services to London and the surrounding Essex network.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	1,372	127.46
1st	Office	1,004	93.27
2nd	Office	1,475	137.03

## Terms

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

Available at the end of July 2026.

## Rent

£32,000 per annum

## Viewings

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

