



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,342 sq ft**

**Unit 10, Oban Court,  
Wickford, SS11 8YB**

Large industrial unit with ground floor space and mezzanine level suitable for class E use.

- Modern industrial unit with mezzanine
- WC facilities and shower
- Class E use
- Roller shutter door
- Rent only £15,000 per annum

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



Unit 10, Oban Court, Wickford, SS11 8YB

## Summary

- Rent: £15,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (56)
- Lease: New Lease

## Contact & Viewings

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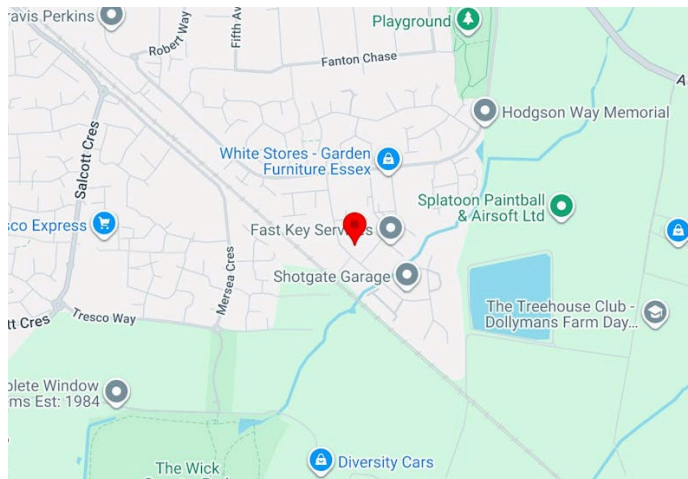
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## Offices

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Burgundy Court  
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## Key Points

- Modern industrial unit with mezzanine
- WC facilities and shower
- Class E use
- Roller shutter door
- Rent only £15,000 per annum

## Description

This industrial unit offers a large ground floor space with a mezzanine level, providing additional workspace or storage. Benefitting from Class E use, the property is suitable for a wide range of business types. The unit includes toilet facilities, a shower, and a roller shutter door for easy loading and access.

## Location

Located in Hurricane Way, this industrial unit is positioned close to main roads, making it easily accessible and is surrounded by a mix of established businesses and so experiences steady footfall.



## Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	1,245	115.66	Available
Mezzanine	97	9.01	Available
<b>Total</b>	<b>1,342</b>	<b>124.67</b>	

## Viewings

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