



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,030 sq ft**

**Unit 3 Sopwith House,  
Sopwith House, Wickford,  
SS11 8YU**

Ground floor office space  
benefitting from kitchenette  
and WC facilities.

- Ground floor office space
- Allocated parking
- Available on an assignment expiring September 2030
- £16,664 per annum plus VAT

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



## Unit 3 Sopwith House, Sopwith House, Wickford, SS11 8YU

### Summary

- Rent: £16,664 per annum - Assignment lease until 30th September 2030
- Business rates: £7,734.50 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Lease: Assignment

### Further information

- [View details on our website](#)

### Contact & Viewings

Neil Burroughs  
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neil@ayerscruiks.co.uk

Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

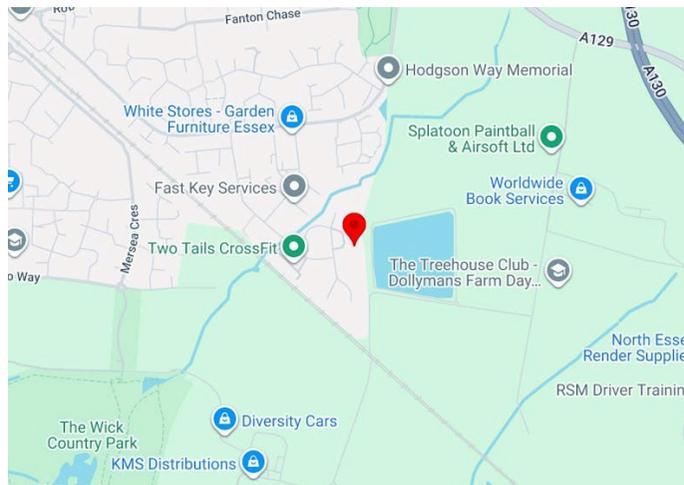
Cameron Cruiks  
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Bradley Hair  
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bradley@ayerscruiks.co.uk

### Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



### Description

This property consists of ground floor office space with kitchenette and WC facilities. It benefits from allocated parking spaces and would be suitable for a variety of uses.

### Location

Hurricane Way Industrial Estate is conveniently located in Wickford, providing excellent access to the A127 and A130, linking directly to the M25, Southend and Chelmsford. The estate benefits from its proximity to Wickford town centre and railway station, offering strong road connections for staff and customers.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Office	1,030	95.69	Available



### Terms

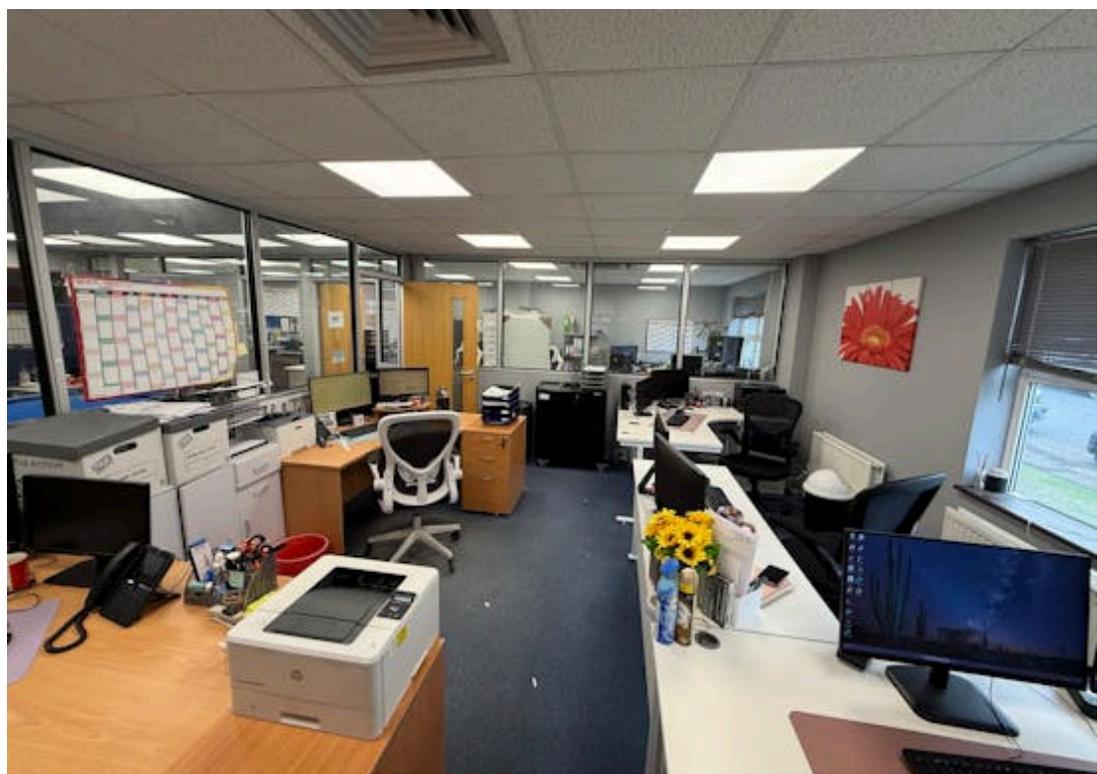
The property is available on an assignment lease until 30th September 2030.

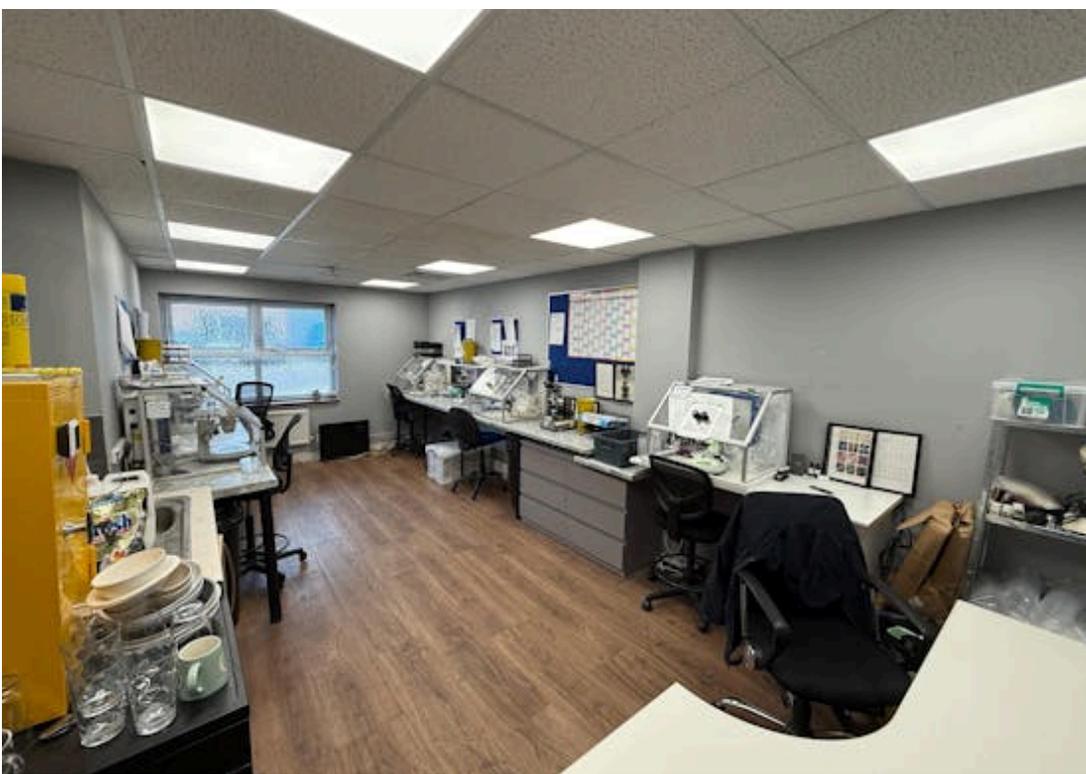
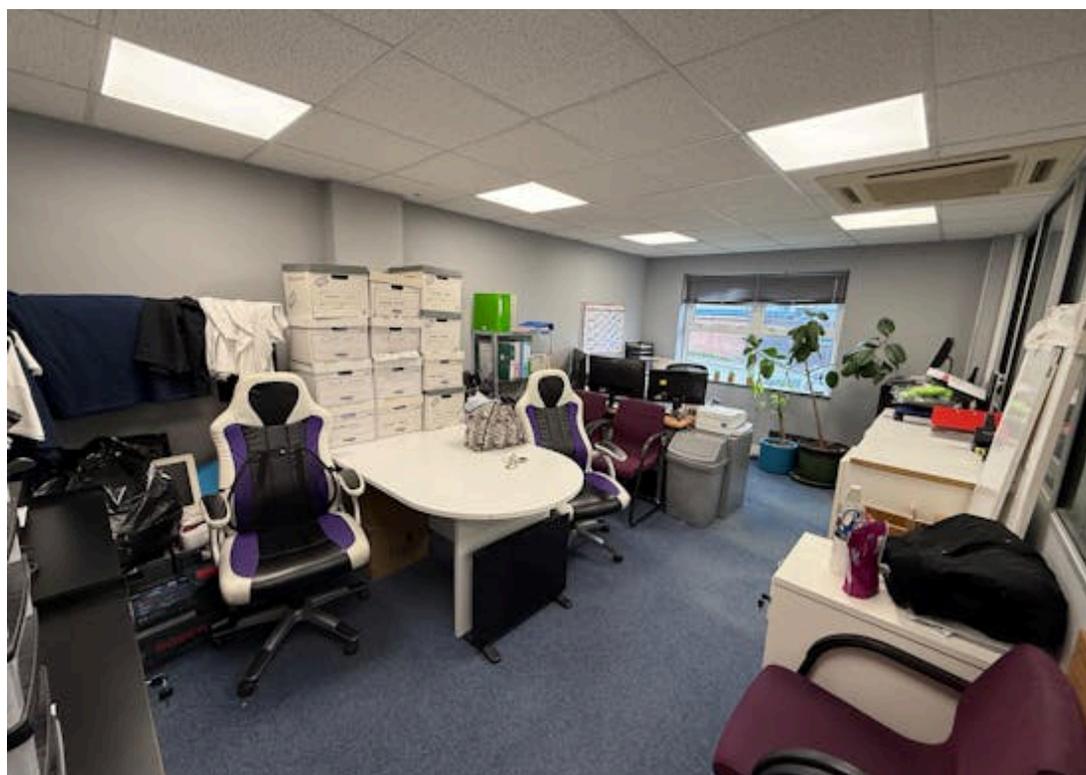
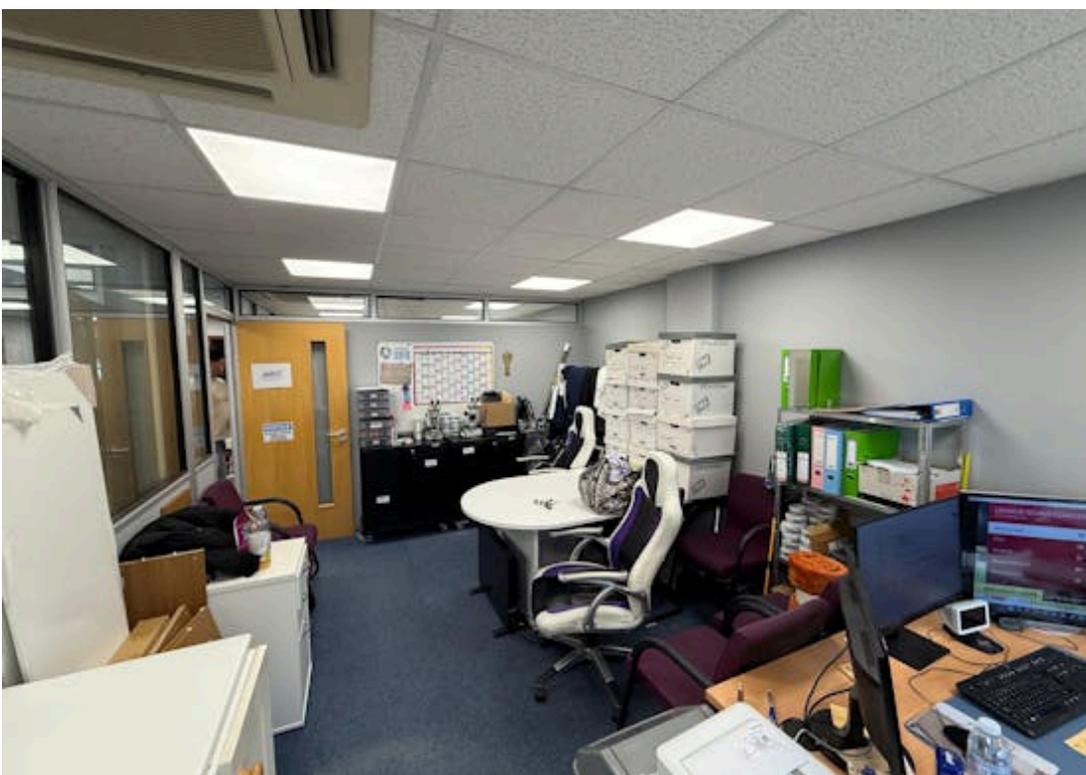
### Rent

£16,664 per annum plus VAT

### Viewings

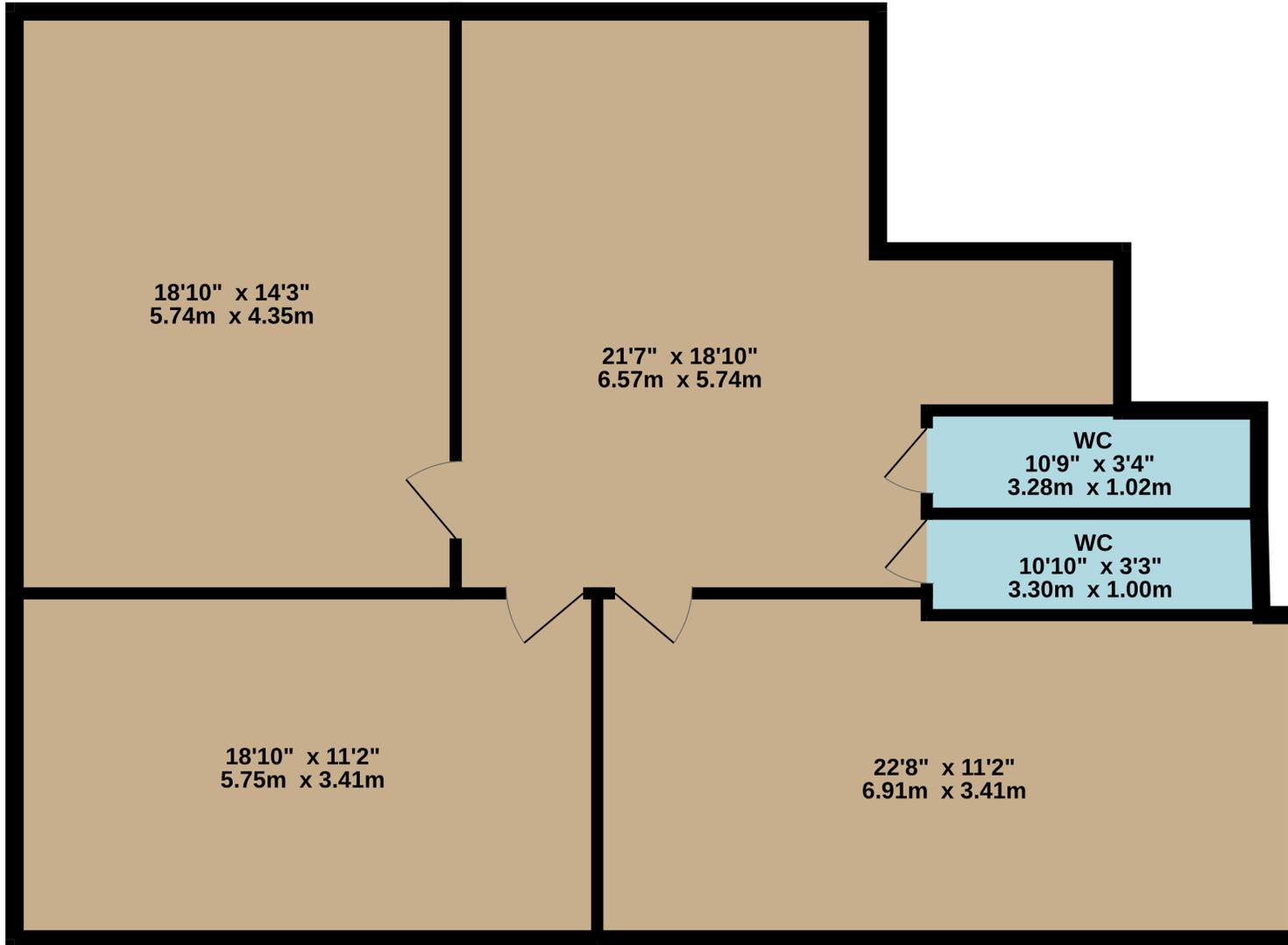
Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.







GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.