



Ayers & Cruiks
COMMERCIAL

To Let
5,357 sq ft

**Walter House, Hodgson
Way, Wickford, SS11 8YG**

Fully refurbished industrial unit
with high-spec offices and a
large yard.

- Purpose built, fully refurbished industrial unit & offices
- Excellent position in Wickford Business Park
- Large secure yard to rear
- First floor offices with air conditioning
- Rent Only £84,000 Per Annum

www.ayerscruiks.co.uk





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Wickford, SS11 8YG

Summary

- Rent: £84,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (75)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Ground Floor

The property features an impressive industrial/warehouse space, with an internal clear height ranging from 6.2m to 6.7m. It benefits from full-height loading doors providing excellent vehicle access, along with LED lighting. In addition, it offers a reception area leading into a suite of modern offices and staff facilities, including WC amenities, dedicated staff areas, and a contemporary fitted kitchen.

First Floor Offices

The first-floor accommodation comprises a series of private offices, a boardroom, further staff areas, and an additional fitted kitchen. The office areas are also served by gas central heating and partial air-conditioning.

External Areas

The frontage includes a smartly landscaped lawned area, with electric security gates and a high-level CCTV/security system providing excellent site security. A wide side driveway leads through to the rear yard, which benefits from direct vehicular access into the warehouse.



The site also includes a detached secondary building, currently used for vehicle detailing and valeting, fitted with heating, a roller shutter door, and appropriate utility connections, offering valuable additional operational flexibility.

Location

The property is situated on Hodgson Way which is the main spine road running through Wickford Business Park with surrounding units all being detached business headquarters, providing any business with a first class profile. This area has unrivalled road connections with access to both the A130 and A127.

Viewings

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

Rent Only £84,000 Per Annum Exclusive

Accommodation

Name	sq ft	sq m
Ground - GF Industrial Space	1,912	177.63
Ground - GF - Office Space	1,098	102.01
1st - FF - Office Space	1,647	153.01
Unit - Detached Building	700	65.03
Total	5,357	497.68







