

**FOR SALE / TO LET**

**Industrial/Warehouse Premises With  
Secure Rear Yard**

5,544 sq. ft. (515 m<sup>2</sup>)

**UNIT 5**

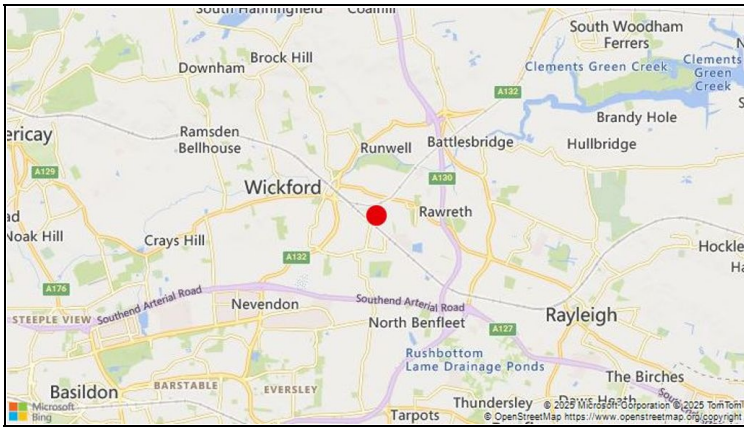
Robert Way, Wickford Business Park, Wickford, Essex, SS11 8DD



- Front Offices
- Eaves Height Of 3.7 Metres Rising To 4.5 Metres
- Gas Supply
- Forecourt Parking For 5/6 Vehicles
- Two Rear Warehouse Areas
- Three Phase Power
- Roller Shutter
- Secure Rear Yard

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Wickford is situated approximately 30 miles east of central London and 13 miles south of Chelmsford, and four miles north of Basildon, accessed via the A127 and A130 arterial roads, which provide good communications throughout the County and direct links to the M25 and national motorway network beyond. Wickford has a mainline railway station providing regular services to central London.

## DESCRIPTION

Light industrial unit situated on the well established Wickford Business Park, Wickford. The property offers office accommodation plus kitchen & w/c facilities. A roller shutter provides access to the two rear warehouse areas and has an eaves height of 3.7m and an apex of 5.5 with a 3m opening between the two warehouse spaces. Externally there is parking for 5/6 vehicles and side access to secure rear yard.

## ACCOMMODATION

**Total** **5,544 sq. ft. (515 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

A new full repairing and insuring lease, further details upon application. Alternatively, the landlord may consider a freehold sale.

## PRICE / RENT

On application. / £51,285 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £40,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £20,209.50.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of C.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ryan Jones

Tel: 01268 290298 / 07813 973113

Email: ryan.jones@kemsley.com

Ref: AB2751



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