

# FOR SALE / TO LET

## Industrial/Warehouse Premises With Offices & Rear Yard

11,487 sq. ft. (1,067 m<sup>2</sup>) - Plus Mezzanine Storage

## UNIT 6, ROBERT WAY

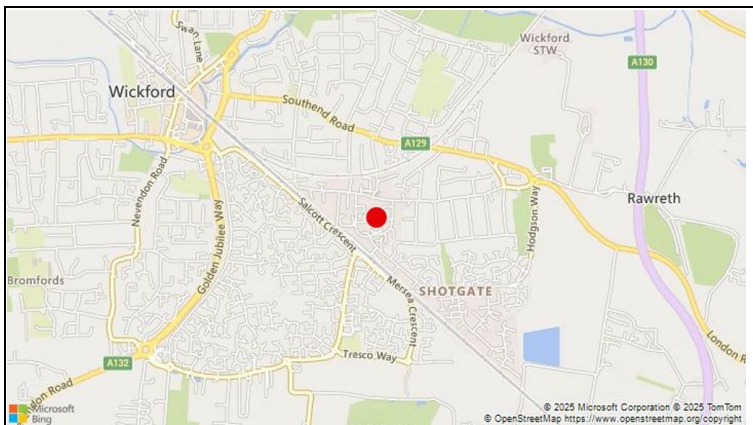
Wickford Business Park, Wickford, Essex, SS11 8DD



- Open plan Offices
- Eaves Height Of 3.7 Metres Rising To 4.5 Metres
- Gas Supply
- Forecourt Parking
- Two Level Access Roller Shutters
- Three Phase Power
- Boardroom
- Rear Yard

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
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### 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/warehouse unit with two front facing level access roller shutter doors leading to two bay warehouse split into two sections with part of the wall removed, and a minimum eaves height of 3.1m rising to 4m. The property offers open plan office accommodation plus further offices and meeting room, kitchen & w/c facilities. Externally, the site benefits from ample forecourt parking and side access to secure rear yard.

### ACCOMMODATION

Warehouse	9,418 sq. ft. (875 m <sup>2</sup> )
Office	1,704 sq. ft. (158 m <sup>2</sup> )
Store & Plant Room	365 sq. ft. (34 m <sup>2</sup> )
<b>Total</b>	<b>11,487 sq. ft. (1,067 m<sup>2</sup>)</b>
Plus Mezzanine Storage	337 sq. ft. (31 m <sup>2</sup> )

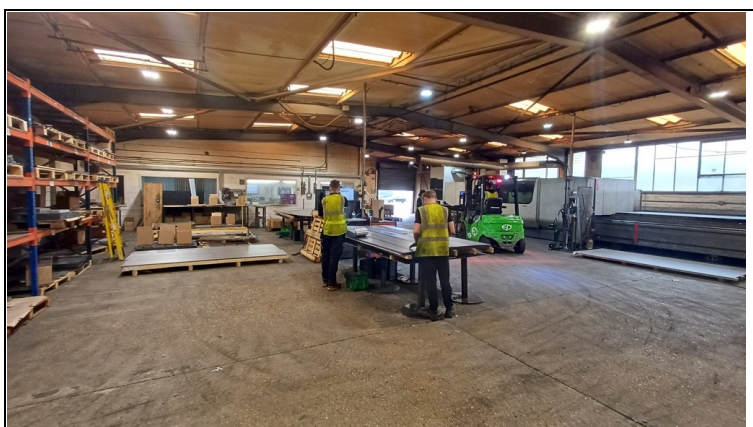
*The above floor areas are approximate and have been measured on a gross internal basis.*

### TENURE

A new full repairing and insuring lease, further details upon application. Alternatively, freehold offers are invited.

### PRICE / RENT

£1,500,000 exclusive / £105,000 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 £65,500 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £36,352.50.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

EPC to be commissioned.

### LEGAL FEES

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

### CONTACT

Strictly by appointment via sole agents:

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