

# 1a - 6a Bruce Grove

WICKFORD, ESSEX, SS11 8BZ

TO LET Industrial Units/Open Storage



savills



## LOCATION

- Wickford is located along the A127 only 30 miles east of Central London and only about 11 miles from Junction 27 of the M25 and only about 3 miles north of Basildon. There is also a maintrain line station with direct train to London Liverpool Street in about 37 minutes. The town has a population of about 33,486.
- The site itself is located on Bruce Grove, just to the west of NIBS Buses and only 1.3 miles from the A129, which in turn connects with the A130 & A127.
- Nearby occupiers include NIBS Buses Ltd, Travis Perkins, Erect Direct (UK) Ltd & Fortitude Global Logistics Limited.



## DESCRIPTION

The whole site is about 1.3 acres (0.53Ha) in size and predominantly a rectangular shape, currently with 3 semi detached warehouses on. The site could be taken as a whole, or split. All of the units have been vacant for some years and all would need work to be completed, prior to occupation.

Please see the individual info for each warehouse/ yard.

There are 3 access points to the site, one close to unit 1a, one between units 2a & 3a and one between 4a & 5a. The whole site has been recently fenced and is secure.

# UNIT 1A & 2A

## Accommodation

The units could be combined to create one unit or kept as 2 separate units. The total of the 2 units combined would be 7,567 sq ft (702.9 Sq M) on a GIA Basis.

### Unit 1a

Would be accessed by the western gate and would be for exclusive use of Unit 1a.

The unit benefits from:

- 2.9m eaves height
- Rear & side loading door
- Offices fronting Bruce Grove
- Yard to the side with exclusive use of the western access gate.
- The unit is to be refurbished prior to occupation
- Power and drainage can be reinstated

Unit 1a	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	3,104	288.4
Office	798	74.2
<b>Total</b>	<b>3,902</b>	<b>362.6</b>



### Unit 2a

If the unit was taken on its own then access would be from the middle gate.

The unit benefits from:

- 2.9m eaves height
- Rear loading door
- Offices fronting Bruce Grove
- The unit is to be refurbished prior to occupation
- Power and drainage can be reinstated

Unit 2a	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	2,871	266.8
Office	792	73.67
<b>Total</b>	<b>3,665</b>	<b>340.5</b>



## YARD 3A & YARD 4A

Both of these units are in a state of disrepair and will be removed. They can either be combined to extend the yards of the adjacent units or taken as separate yards or as one yard. There is a step change between the current units.

- Both buildings to be removed
- Good quality concrete
- Services available
- Available separately or included with the warehouse(s) either side

Accommodation	Acres	Hectares
Yard 3a	0.22	0.08
Yard 4a	0.23	0.09
<b>Total</b>	<b>0.45</b>	<b>0.17</b>





# UNIT 5A & 6A

## Accommodation

The units could be combined for one unit or kept as 2 separate units. The total of the 2 units combined would be 7,567 sq ft (702.9 Sq M) on a GIA basis.

### Unit 5a

Access would be via the most eastern gate.

The unit benefits from:

- 2.9m eaves height
- Rear & side loading door
- Offices fronting Bruce Grove
- The unit is to be refurbished prior to occupation
- Power and drainage can be reinstated

Unit 5a	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	3,990	370.73
Office	799	74.30
<b>Total</b>	<b>4,789</b>	<b>445.03</b>



### Unit 6a

Access would be from the eastern gate closest to NIBS Buses.

The unit benefits from:

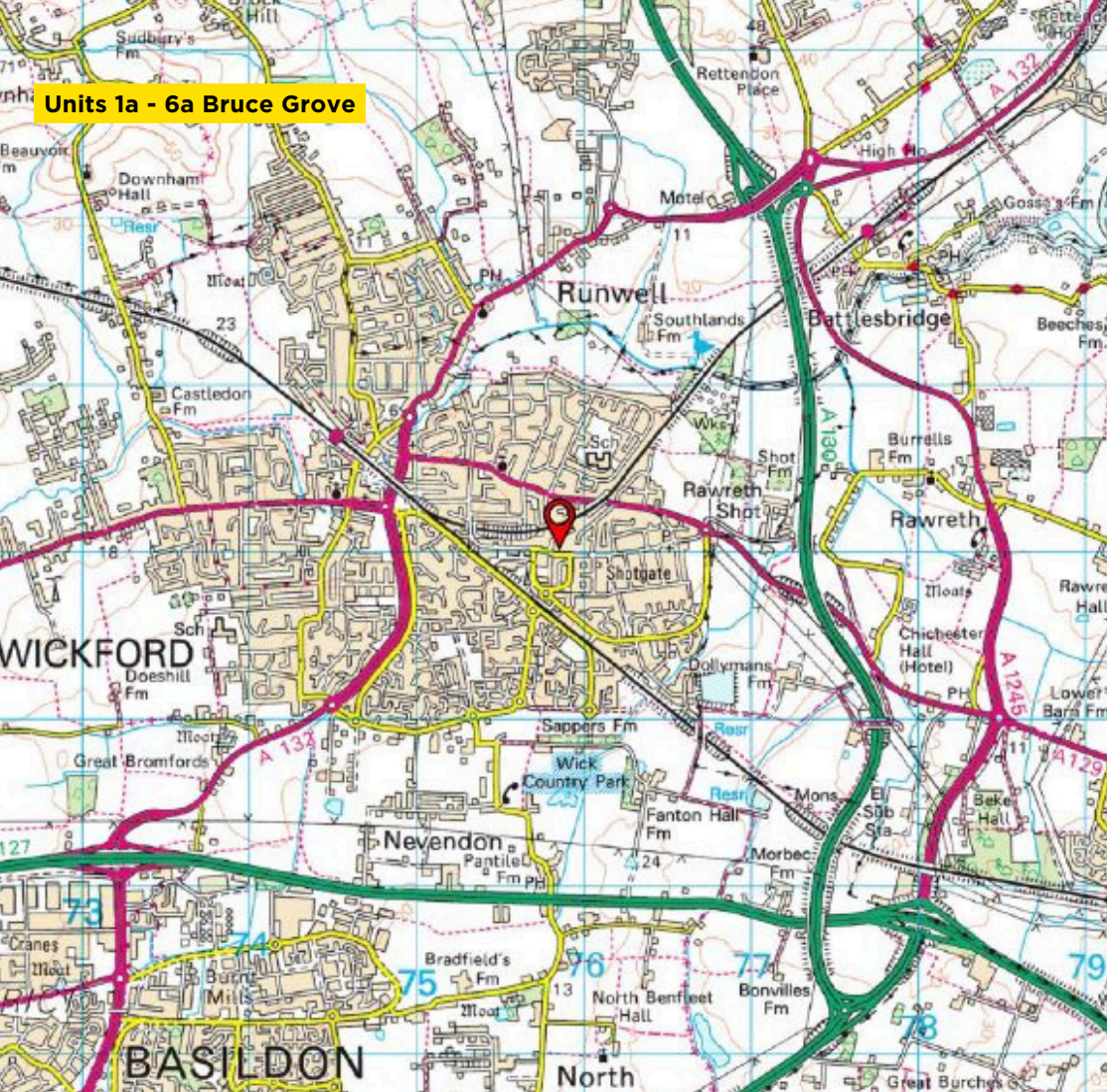
- 2.9m eaves height
- Rear loading door
- Offices fronting Bruce Grove
- The unit is to be refurbished prior to occupation
- Power and drainage can be reinstated

Unit 6a	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	3,997	371.38
Office	799	74.30
<b>Total</b>	<b>4,796</b>	<b>445.68</b>





## Units 1a - 6a Bruce Grove



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### Business Rates

The units and sites would need to be re-assessed.

### Planning

Permitted use for E(g)/B2/B8 Use (Business/General Industrial/Storage and Distribution).

For any open storage land there would be an hours of operation/opening restricted to the hours of between 07:00-19:00 hours Monday to Friday and 07:00-13:00 hours on Saturday with no operation on Sundays or Bank Holidays.

### Services

All services are available, including Electricity, water, gas and drainage to all of the units.

### Rent

For an individual proposal on any of the units, please get in touch direct.

### Anti-Money Laundering

In accordance with Anti-Money Laundering regulations, Savills will be required to undertake due diligence on the purchaser and any beneficial owners.

### Legal Costs

Each party to bear their own costs.

## CONTACT

For further information please contact:

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