

FennWright[®]

Albert House
Russell Gardens
Wickford
Essex
SS11 8QG

FOR SALE FREEHOLD

**INDUSTRIAL/WAREHOUSE
WITH MEZZANINE AND
SECURE YARD**

- 23,725 Sq. Ft. (2,204.17 Sq. M.)
- Plus 23,208 Sq. Ft. Mezzanine
- Rare Freehold Opportunity
- Available Immediately
- Three Phase Power
- Established Industrial Estate
- A127/A130/A13 within 3.5 Miles
- WC Facilities



Location

Wickford is situated in south-west Essex approximately 4 miles to the North East of Basildon. The A127 and A130/A13 are less than 3.5 miles distant which provides convenient access to the national motorway network via Junction 29 of the M25 approximately 13 miles to the west.

Wickford train station is approximately 1 mile away and can be walked within 20 minutes or reached by car within 7 minutes. Trains run frequently with the fastest journey time being 36 minutes.

The property is located on a prominent roadside position off Russell Gardens within an established industrial estate. Nearby occupiers include KSS Hire and Motex Automotive

Description

The property comprises a detached purpose built industrial/warehouse of steel portal frame construction with part insulated brick blockwork walls and part insulated profile metal cladding.

A steel frame mezzanine has been erected spanning the entire unit. The mezzanine is currently used for storage and benefits from LED lighting and a fire sprinkler system. The ground floor offers 2.75m headroom to the underside of the mezzanine and a minimum height of 3.10m rising to 5.00m on top of the mezzanine. If the mezzanine was removed the property would have a minimum eaves height 6.50m rising to 8.50m to the underside of the roof pitches.

Access to the property is via two roller shutter access doors which are protected by an external canopy. The roller shutters measure 6.60m wide and 5.10m high. One of the roller shutters height is currently restricted by the mezzanine.

Office accommodation, WC's and kitchenette facilities are provided on the ground floor. Externally there is a large concrete yard which is secured with palisade fencing and has two entry points.

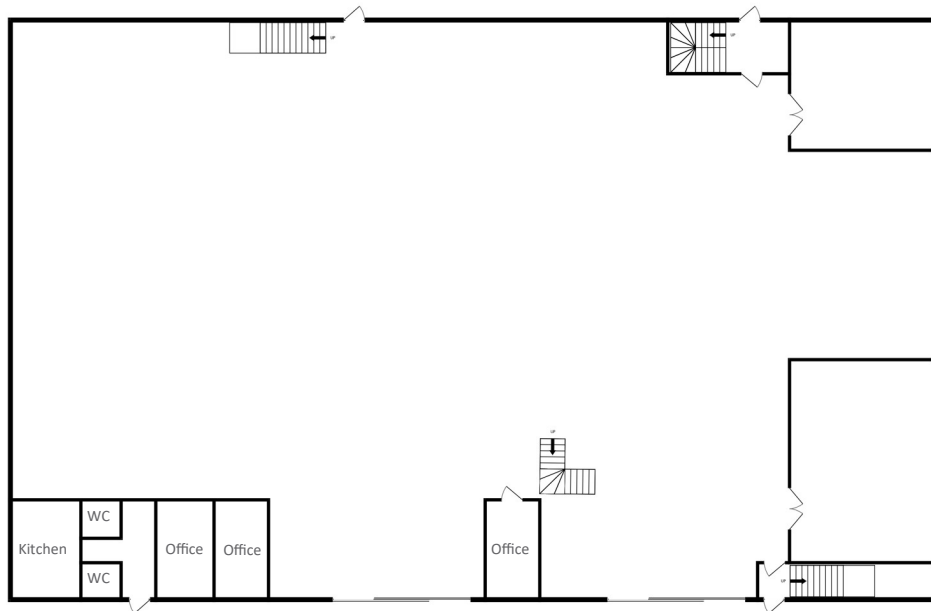
Accommodation

Ground Floor

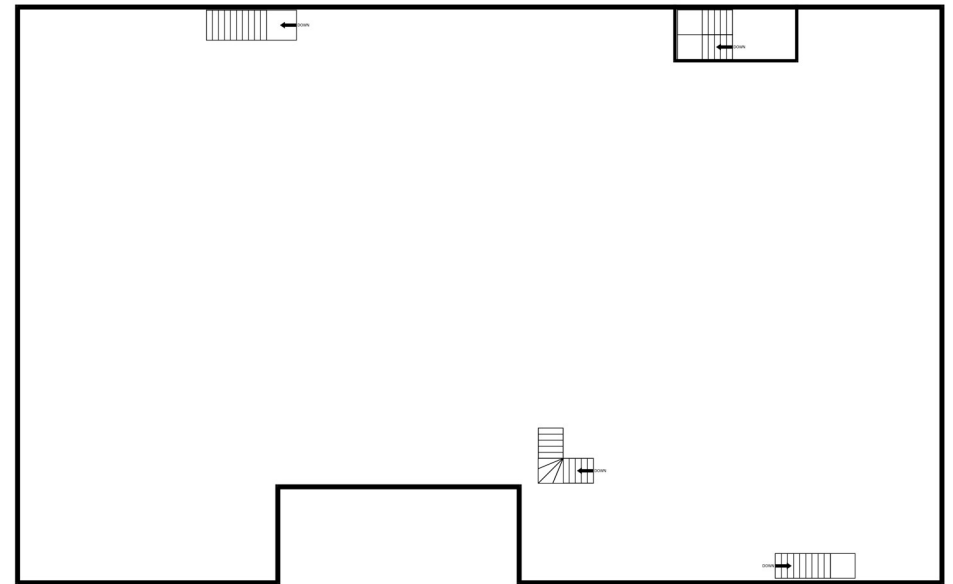
Warehouse	23,066 sq. ft.	(2,142.95 sq. m.)
Offices	659 sq. ft.	(61.22 sq. m.)
Mezzanine		
Storage	23,208 sq. ft.	(2,156.11 sq. m.)
Total:	46,933 sq. ft.	(4,360.28 sq. m.)



GROUND FLOOR



1ST FLOOR



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.
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Services

We understand the property is connected to mains water, drainage, and electricity. There is a gas pipe coming into the property, however the meter has been removed and no supply is currently connected. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the including IT and telecommunication links.

Business Rates

Rateable Value - £146,000

Rates Payable (2023/24) - £74,752 per annum approx.

Energy Rating

We have been advised the property falls within Band D (92) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Planning

We understand the property has a longstanding B2/B8 Use. We advise all interested parties to contact the Local Authority for further information.

Local Authority

Basildon District Council

T. 01268 533 333

Title

The property is held freehold under title number: EX192590

Guide Price

The property is available for sale with vacant possession and offers are invited in excess of £2.25m.

VAT

We understand VAT will not be applicable.

Legal Costs

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



Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

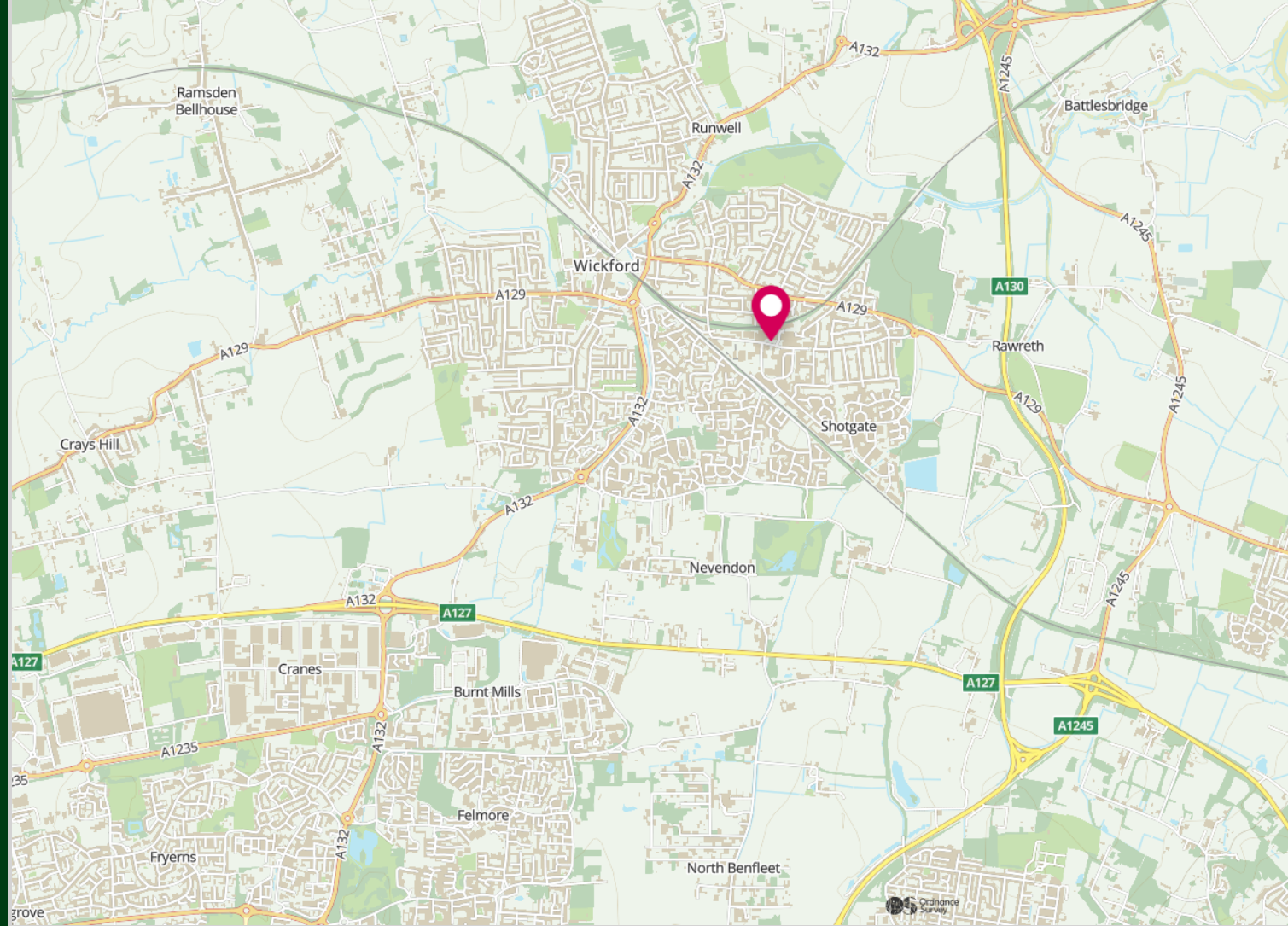
01245 261226

fennwright.co.uk

Contact:

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