



FOR SALE

Industrial/Warehouse with Mezzanine and Secure Yard

**Shades House, Hodgson Way, Wickford,
Essex, SS11 8YD**

GUIDE PRICE

Offers in Excess of £3,750,000

AVAILABLE AREA [GIA]

29,313 sq ft [2,723.24 sq m]

Plus Mezzanine 25,683 sq ft [2,386.00 sq m]

IN BRIEF

- » Available Immediately
- » Rare Freehold Opportunity on Established Estate
- » Close Proximity to the A127/A130

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 miles distant which provides convenient access to the national motorway network via Junction 29 of the M25 approximately 13 miles to the west. There are direct train services to London Liverpool Street from Wickford Station. The property is located on a prominent roadside position on Hodgson Way, an established industrial area which was developed in the late 1980's and early 1990's.

DESCRIPTION

The property comprises a detached purpose built industrial/warehouse unit with offices and showroom. The building is of steel portal frame construction with insulated profile metal cladding and an insulated roof. A mezzanine spans the majority of the warehouse. The ground floor offers a headroom to the underside of the mezzanine ranging between 2.50m and 3.80m. If the mezzanine was removed the property would have a minimum eaves height 6.40m rising to 8.80m to the underside of the apex. Access to the property is via three roller shutter access doors (4.00m wide and 4.50m high). Office accommodation, WC's and kitchenette facilities are provided. Externally there is a large concrete yard which is secured with palisade fencing and a double gated entrance onto Hodgson Way.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

» Showroom	2,196 sq ft	[204.01 sq m]
» Warehouse	22,663 sq ft	[2,105.44 sq m]
» Offices	1,202 sq ft	[111.66 sq m]

» Mezzanine

» Showroom	6,179 sq ft	[574.04 sq m]
» Storage	15,937 sq ft	[1,480.59 sq m]
» Office	1,202 sq ft	[111.66 sq m]

» Upper Mezzanine

» Storage	5,617 sq ft	[521.84 sq m]
» Total:	54,996 sq ft	[5,109.24 sq m]



SERVICES

We understand the property is connected to mains water, drainage, and three phase electricity. 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 property including IT and telecommunication links.

BUSINESS RATES

We are advised that the premises have a rateable value of £164,000. Therefore estimated annual rates payable of approximately £89,544 (2024/25). Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

An Energy Performance Certificate has been commissioned.

PLANNING

We understand the property has a longstanding 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 EX347386 .

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

The property is available for sale with vacant possession and offers are invited in excess of £3.75m.

VAT

We understand VAT will not be applicable to the purchase price.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

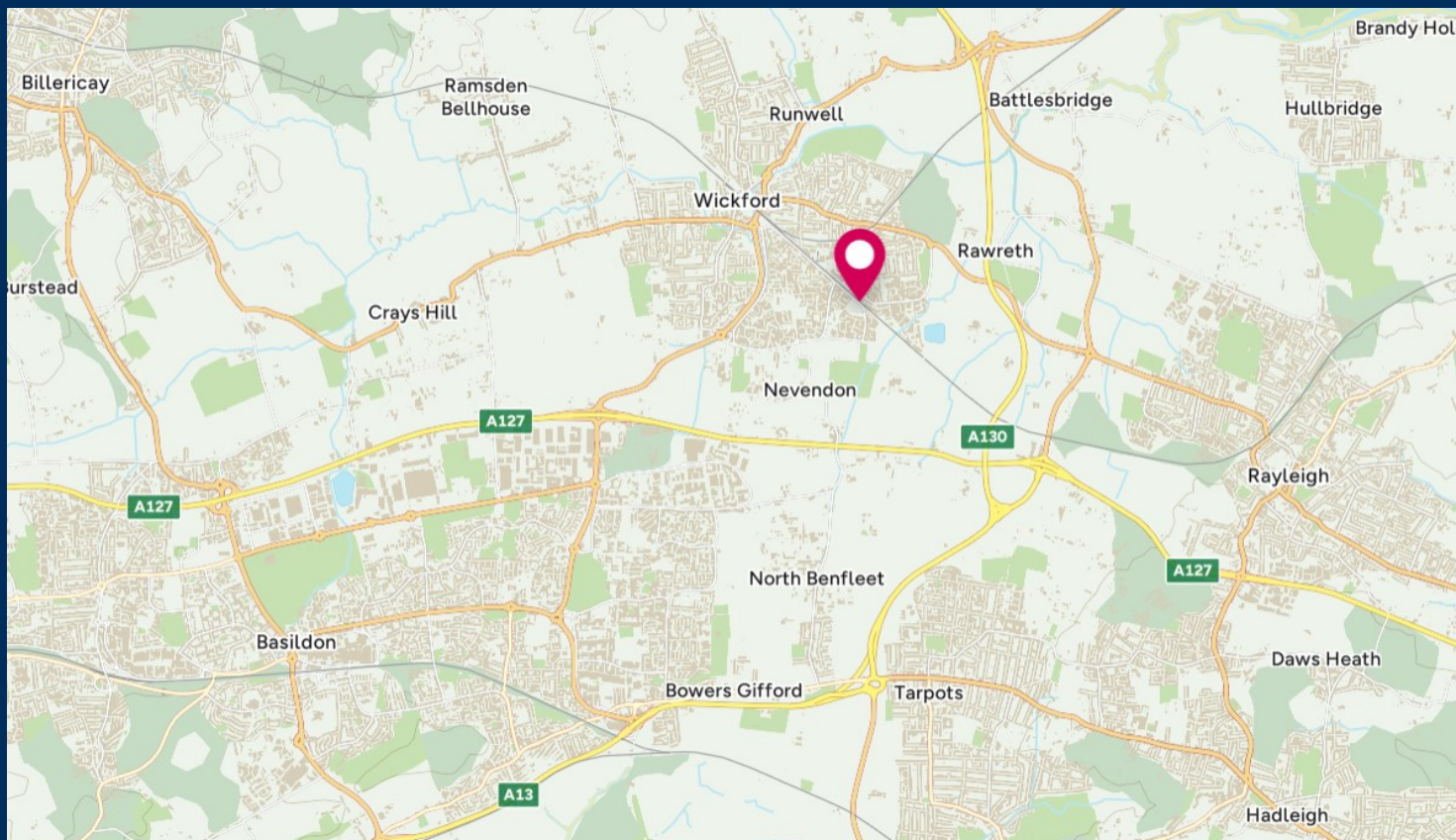
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Particulars created July 2024

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