

Unit 1, Wickham Business Park, Honywood Road Basildon, Essex SS14 3EQ

**TWO STOREY HI-TECH UNIT WITH OFFICES
APPROXIMATELY 4,844 SQ FT 453.74 SQ M**

- Electric roller shutter door
- Perimeter trunking
- Suspended ceilings with inset CAT2 lighting
- Comfort cooling units throughout office accommodation
- 5 car parking spaces

Location

The subject property is located on the corner of Paycocke Road and Honywood road in the heart of the Cranes Farm Industrial Area. The A127 is easily accessed from the subject property, which connects to junction 29 of the M25 approximately 9.5 miles in a Westerly direction. The A130 and A13, providing access to Chelmsford, Thurrock, and Thames ports respectively, are accessed approximately 3 miles in an Easterly direction along the A127.

The immediate surrounds of the subject property includes a mixture of well-established multi-let industrial estates, offices, and larger warehouse accommodation. Local amenities include Sainsbury's on East Mayne and a number of popular fast food and retail outlets at Mayflower Retail Park.

Description

The subject property is a hi-tech end-terrace warehouse, consisting of part brick, part clad elevations, beneath a steel profile sheet roof.



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Description

Pedestrian access is provided via the yard/car parking area, which provides space for 5 cars.

The ground floor office accommodation benefits from laminate wooden flooring, wall mounted comfort cooling units, suspended ceilings, and CAT 2 lighting. The warehouse/storage area provides a clear internal height of 2.65m, LED lighting, and a roller shutter door leading to the rear yard space.

The first floor provides predominantly open plan office space, with two partitioned offices. The offices are carpeted throughout, with floor to ceiling windows, beneath a suspended ceiling with CAT 2 lighting. Comfort cooling units provide both heating and cooling for the office, through ceiling cassettes.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, and has the following Gross Internal Areas:-

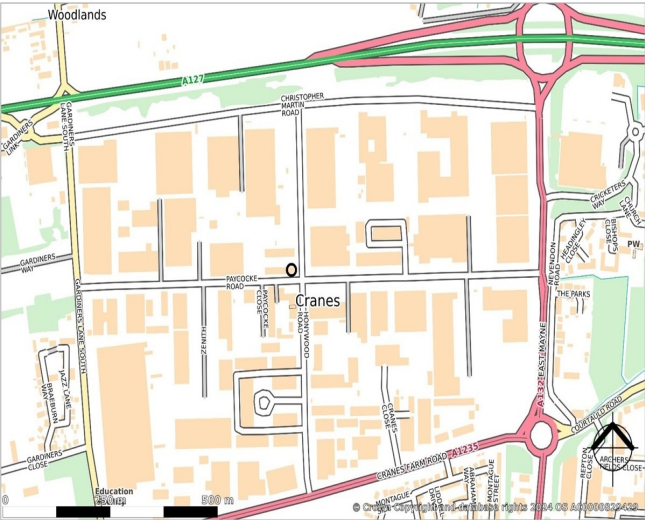
Floor	Sq Ft	Sq M
GF Warehouse	1,664	154.59
GF Reception, boardroom, kitchenette	778	72.28
FF Office	2,442	226.86
TOTAL	4,884	453.72

Terms

The property's freehold is available to buy, either via a sale and leaseback agreement, or with vacant possession TOA.

Alternatively, the property is available to lease, further information on request.

Location Map



Service Charge

We understand a service charge is applicable for the maintenance of the common parts of the estate, further details on request.

VAT

It is understood that VAT is applicable to the sale price/rent.

Business Rates

Having checked the Valuation Office Agency website we understand the property has a Rateable Value as entered in the 2023 list of £44,000.

Interested parties are advised to verify the rating assessment by contacting Basildon Council on 01268 533 333.

Next steps...

For further details on these and many other available properties please contact:



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Essex Office
Call: 01268 540 771
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Southfields Business Park, SS15 6TH

Energy performance certificate

We understand the property has an Energy Performance Rating of D81 which is valid until the 27th June 2027.

Viewing and further information

Strictly by prior appointment through Glenny LLP
Tom Gill/ Dan Wink