

WICKFORD DISTRIBUTION CENTRE FULMAR WAY WICKFORD ESSEX SS11 8YW

WAREHOUSE WITH EXTENSIVE YARD 14,204 sq ft (1,319.6 sq m)

TO LET – SHORT OR LONG TERM IMMEDIATELY AVAILABLE

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Ground Floor 1-3 Sun Street London EC2A 2EP 020 7377 2500 www.frankisporter.com

LOCATION

The building comprises part of the modern & well established Wickford Business Park, situated to the east of Wickford town centre, & with access from the A129 (Southend Road / London Road). The A127 is approximately 3 miles distant & connects to Junction 29 of the M25 (12 miles). The A130 is also nearby providing a dual carriageway link to the A12 at Chelmsford (9 miles) and the A14 to Cambridge, the Midlands & East coast ports of Harwich & Felixstowe.

DESCRIPTION

A modern single storey unit with extensive yard & parking areas.

- * Single span steel portal frame providing clear space.
- * Eaves height of 6m
- * 6 ground level loading doors
- * 2 storey flexible size offices with heating, lighting, carpeting & air conditioning
- * Extensive concrete yard area of c. 0.45 acre (0.18 ha) with maximum depth of 42m
- * Additional car parking area
- * Secure & self contained site

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ACCOMMODATION (Approx.GIA)

Warehouse	9,244 sq ft	858.8 sq m
Ground floor offices	2,480 sq ft	230.4 sq m
First floor offices	<u>2,480 sq ft</u>	<u>230.4 sq m</u>
TOTAL	<u>14,204 sq ft</u>	1,319.6 sq m
Site area :	1.0 acres	0.4 ha

TERMS

The unit is available immediately to let on a short, medium or long terms basis. Details & rent upon application.

RATES

Rateable Value: £90,500.

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EPC Rating: C

VIEWING & FURTHER INFORMATION

FRANKIS PORTER Jim Frankis / John Porter 020 7377 2500 ANDREW CAPLIN COMMERCIAL Mark Mannering 01708 731200

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