

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**

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

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>	<u>1,319.6 sq m</u>

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.

EPC

Rating: C

VIEWING & FURTHER INFORMATION

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