

FOR SALE

Extensive Vacant Workshop Premises
With Income Producing Unit Adjoining

Total Gross Internal Area 17,345 sq. ft. (1,611 m²)

UNITS 1-2, BRUCE GROVE

Wickford, Essex, SS11 8DB



- Established Business Location
- Vacant Interconnecting Warehouses
- Office Areas

- Part Let Income Producing Warehouse Adjoining
- External Stores
- Former Engineering Workshops

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Situated within the well-established Wickford Business Park, adjoining Heron Trading Estate, which is located to the east of Wickford Town Centre. Wickford is approximately 3 miles north of Basildon, 8 miles to the west of Southend-on-Sea, and 8 miles to the south of Chelmsford, benefitting from a main line station providing regular services to London Liverpool Street and excellent road access with the A127 and A130 nearby.

DESCRIPTION

Former engineering works arranged as two main warehouses with additional rear storage warehouse. The front of the building comprises offices & stores with further external stores located to the rear. Loading access to the rear is approached via Robert Way with staff car parking to the front along Bruce Grove.

LEASES

Unit 1 is let to Easy Print Shirts Limited by way of a 5 year lease expiring February 2029 at a rental of £43,912 pax. There is a tenant break option on 13th February 2027 subject to 3 months notice.

Unit 2 is offered vacant.

ACCOMMODATION

Unit 1	5,130 sq. ft. (477 m ²)
Unit 2	12,215 sq. ft. (1,135 m ²)
Total	17,345 sq. ft. (1,611 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

Freehold subject to the existing lease.

PRICE

Offers are invited in the region of £1,650,000 for the freehold interest.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the properties have a current Rateable Value of £27,750 (Unit 1) and £79,500 (Unit 2). Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The properties have an EPC rating of C-61 (Unit 1) and D-85 (Unit 2)

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Ref: AB2953/1



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
LLP
 PROPERTY CONSULTANTS

01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ