

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



**Business unit with offices**  
**For Sale - Private & Confidential**  
**Approx 4,800 sq ft (446 sq m)**

- Prominent location
- Ground floor unit with loading door
- First floor offices
- Air conditioning
- CCTV
- Parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The property occupies a prominent corner position at the junction of Paycocke Road and Honywood Road on the popular and established Cranes Farm Industrial Estate. Basildon c2c train station is approximately 3.5 miles distant providing a service to London (Fenchurch Street) in 33 minutes. The property benefits from direct connection to the A127 providing access to the National motorway system via junction 29 of the M25 in approximately 9 miles.

### The property

Located at the entrance to the business park, the property comprises a ground floor storage/light industrial unit with staffroom, meeting room, ladies/gents toilets/shower and reception. A slide over electrically operated loading door provides access to the unit with separate pedestrian access to the reception.

At first floor level are open plan offices with two individual offices benefitting from double glazing, perimeter trunking, hot/cold air system and suspended ceiling with recessed lighting. We understand that a CCTV system is to remain.

Immediately to the front are 5 demised car spaces, together with the potential to rent 2 spaces from the adjoining occupier.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor	2,420 sq ft	224 sq m
First floor	2,380 sq ft	221 sq m
<b>Total</b>	<b>4,800 sq ft</b>	<b>446 sq m</b>

### Terms

The property is offered for sale with vacant possession on completion.

### Figures

**£630,000 subject to contract are invited.** A service charge of approximately £660pa is payable.

### Business rates

The Rateable Value is £34,250, making the rates payable, £15,960.50pa including small business relief (17/18).

### Legal costs

Each party is to be responsible for the payment of its own legal costs.

### EPC rating

The EPC rating is D81.



### Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

### Enquiries/viewing

**Viewing is strictly by prior appointment only.** Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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