



Tilar House, Fulmar Way, Wickford, Essex, SS11 8YW

PRICE: £1,450,000 - FREEHOLD

A substantial Freehold industrial premises providing a GIA of: 8,994 SQ.FT (835 SQ.M) offering ground and first floor offices, open warehouse with a minimum eaves height of 18', main loading door and additional 4 x loading bays with a fully concreted secure yard spanning 18,500 SQ.FT (1,719 SQ.M). The sale will offer full vacant possession upon completion.



Situated within the esteemed Wickford Business Park, this substantial Freehold industrial unit at Tilar House, Fulmar Way, Wickford, Essex sits within a plot of 0.66 of an acre which presents a rare opportunity for businesses seeking a prime location within Wickford. The property which was initially constructed in the early 2000's which boasts a generous open plan warehouse with a minimum eaves height of 18', providing ample space for various industrial uses.

In addition to the expansive warehouse area, the unit is equipped with both ground and first floor offices, allowing for efficient operations and a professional working environment. The inclusion of a kitchenette/tea area & W/C further enhances the functionality of the space, making it ideal for staff convenience.

With its strategic position within a well-known business hub, this industrial unit is perfectly suited for companies looking to expand or establish their presence in Wickford. The combination of spacious facilities and a desirable location makes this property a compelling choice for any business venture. Do not miss the chance to secure this exceptional industrial unit in a thriving area.



LOCATION:

Situated within Fulmar Way, Wickford Business Park, Wickford, Essex.

ACCOMODATION:

ENTRANCE LOBBY: 8'8" X 16'10"

GROUND FLOOR OFFICE: 10'1" EXPANDING TO 18'9" X 34'1"

KITCHEN/TEA STATION: 4'8" X 5'

MALE W/C

FEMALE W/C

WAREHOUSE OFFICE: 10'1" X 10'1"

WAREHOUSE W/C

SHOWER ROOM

MAIN WAREHOUSE: 80'8" X 90'2" + 41'3" X 18'6"

GROUND FLOOR GIA: 8,994 SQ.FT (835 SQ.M)

FIRST FLOOR:

OFFICE: 10'1" EXPANDING TO: 18'9" X 40'1"

BOARDROOM: 8'2" X 18'9"

FIRST FLOOR AREA: 912 SQ.FT (84.8 SQ.M)

EXTERNAL HARDSTANDING AREA: 18,500 SQ.FT (1,719 SQ.M)

TERMS:

£1,450,000 is required for our clients Freehold interest in these premises (to be sold with full vacant possession).

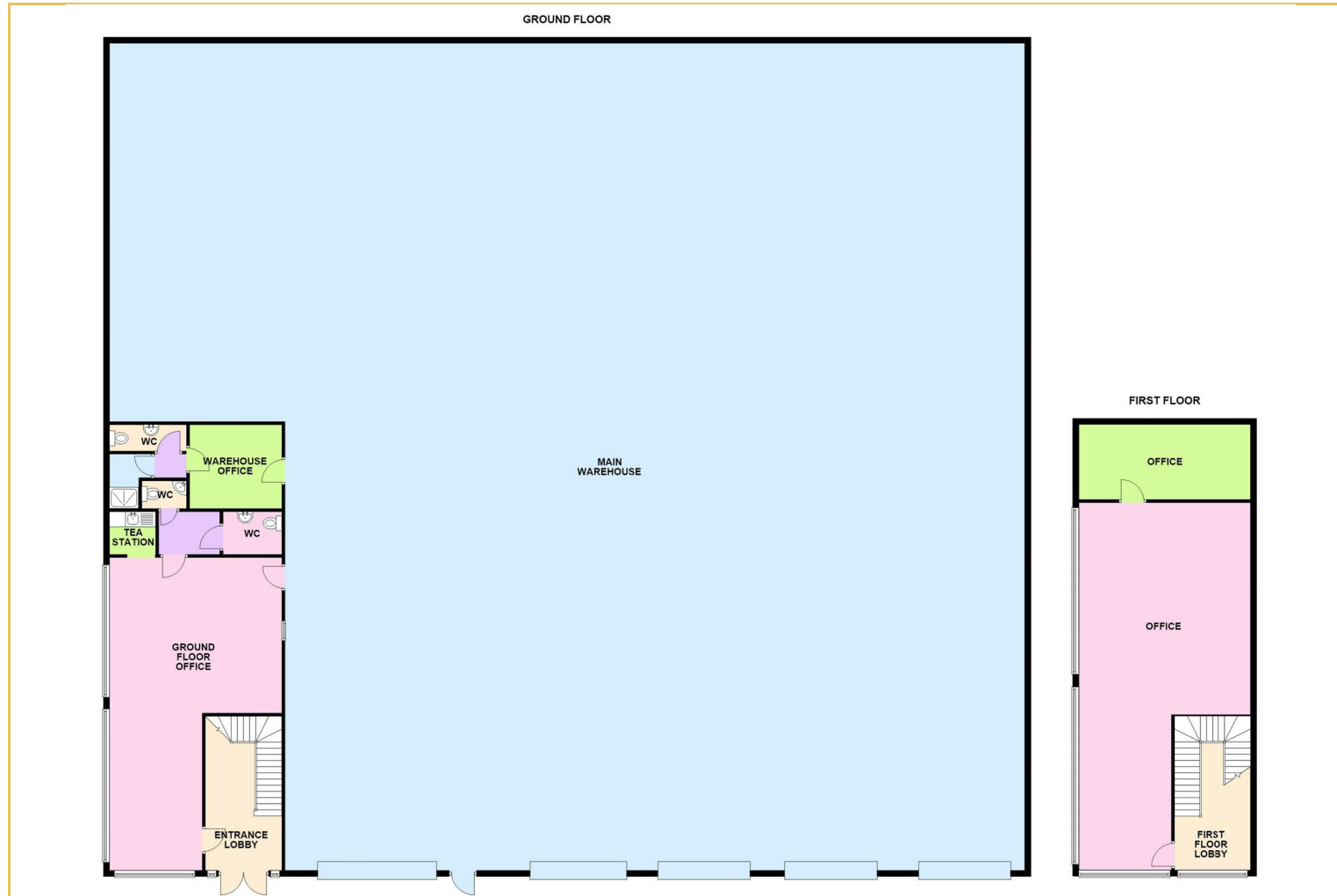
BUSINESS RATES:

The current April 2026 to present rateable value is: £111,000 rated at 0.49p in the pound. Interested parties should enquire with the Local Authority to confirm total rates payable.

VIEWING ARRANGEMENTS:

Prior viewing arrangements are to be made via the Vendors agents - Hair & Son Limited (Commercial): 01702 394959 (Option 3).





Commercial Office
190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact
01702 394959
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.