



FREEHOLD - ASKING PRICE: £400,000

Hair & Son are delighted to offer to the market this freehold mid-terraced industrial unit offering ground floor warehouse storage as well as ground floor offices, first floor offices & kitchen / breakout area. The premises was previously occupied by our client offering suitable premises for owner occupiers and investors.

The premises further benefits from 2 x W/C's (one with a shower) ground floor under floor heating, a 3 phase electricity supply, air conditioning (not tested) as well as 4 x allocated parking bays.



- Freehold industrial unit
- Vacant possession available
- Located in Wickford Business Park
- Four allocated parking bays

Situated within Oban Court which is located within the sought-after location of Wickford Business Park is this freehold mid-terraced industrial unit which presents an excellent opportunity for both owner-occupiers and investors alike. The property is being offered with full vacant possession, allowing for immediate use or rental potential.

The unit boasts a spacious main warehouse, complemented by a well-appointed boardroom and offices, making it ideal for a variety of business operations. Additionally, the premises features two W/Cs, an extra storage room, and a kitchen/breakout area on the first floor. The open-plan first-floor offices provide a versatile space for users.



Among the notable features of this property is underfloor heating on the ground floor and air conditioning (Not tested). Furthermore, the unit comes with four allocated parking bays, providing ample space for employees and clients.

This industrial unit is available for immediate viewing, making it a prime choice for those looking to establish or expand their business in a thriving location. Do not miss the chance to secure this exceptional property in Wickford.

ACCOMODATION:

ENTRANCE HALL:

REAR BOARDROOM/MEETING ROOM: 11'5" X 23'

STORAGE ROOM: 5'3" X 17'

W/C

W/C

MAIN WAREHOUSE: 12'9" INCREASING TO: 18'7" X 53'9"

GROUND FLOOR GROSS INTERNAL AREA: 1,442 SQ.FT (134 SQ.M)

FIRST FLOOR:

KITCHEN / BREAKOUT AREA: 10'3" X 17'2"

OFFICE: 40' 11'5" REDUCING TO: 10'3"

GROSS FIRST FLOOR AREA: 611 SQ.FT (56 SQ.M)

GROSS INTERNAL FLOOR AREA: 2,053 SQ.FT (190 SQ.M)

SERVICES:

Mains Electricity (3 phase), Mains Gas Supply, Underfloor Heating (Ground Floor Only), Air Conditioning (Not Tested) & Mains Water.

BUSINESS RATES:

The Rateable Value stated with effect from April 2026 is £29,500.

Interested parties should make their own enquiries of the relevant local authority to confirm the rates payable and if any relief available.

TERMS:

An Asking Price of £400,000 is required for our clients Freehold Interest in these premises.

VIEWING ARRANGEMENTS:

Viewing arrangements via the Vendors appointed agents - Hair & Son Limited: 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.