

BASILDON ESSEX

WICKHAM BUSINESS PARK

For Sale Freehold - 9 Light Industrial/Warehouse Units
2,445 - 27,700 SQ FT (227 - 2,574 SQ M)
Available Late 2006



LOCATION

The development is prominently situated on the corner of Paycocke Road and Honywood Road in the heart of the Cranes Farm Industrial Estate. Access to the site is excellent being in close proximity to East Mayne (A132), Cranes Farm Road (A1235) and the Southend Arterial Road (A127).

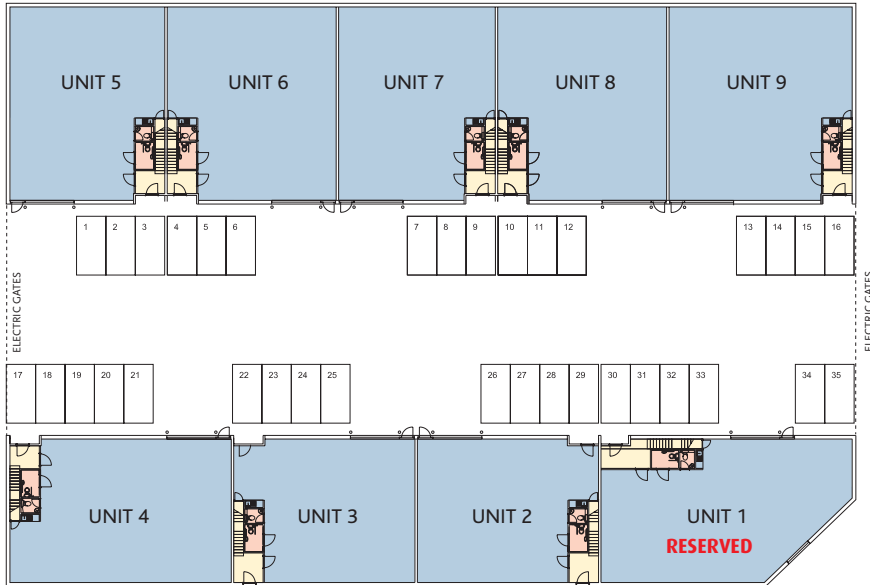
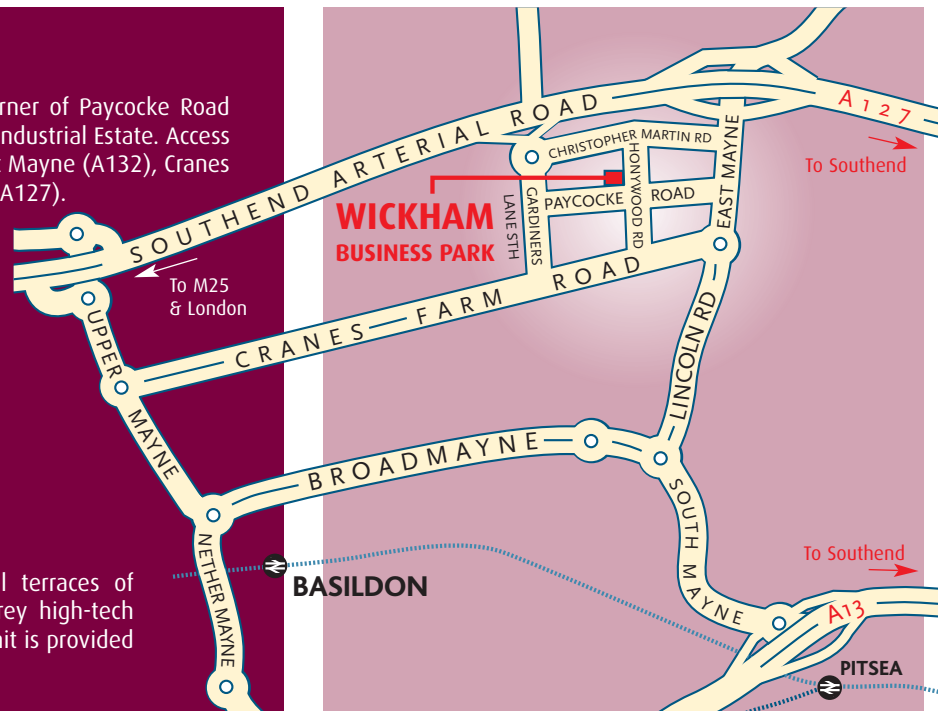
DISTANCES

Basildon Town Centre	3.5 miles
A13 Trunk Road	2.5 miles
M25 motorway (junction 29)	9.5 miles
Dartford Crossing	17 miles
Central London	36 miles
Stansted Airport	37 miles

Source: Michelin Route Planner

DESCRIPTION

A new secure gated development of two parallel terraces of 8 trade/industrial/warehouse units plus one 2 storey high-tech unit fronting onto Paycocke/Honywood Road. Each unit is provided with dedicated car parking and service area.



The scheme is suitable for a combination of B1(c), B2 and B8. The development has been carefully designed to provide a variety of unit sizes with bespoke packages available to suit occupiers individual needs. Furthermore, the layout allows for units to be combined meeting a variety of size requirements.

ACCOMMODATION

Unit	Floor	sq m	sq ft	Total sq m	Total sq ft	Car Spaces																																																																																			
1	Ground	230.95	2,485	461.90	4,970	6																																																																																			
	First	230.95	2,485				2	Ground	193.68	2,084	236.62	2,546	4	First	42.94	462	3	Ground	195.35	2,102	238.29	2,564	4	First	42.94	462	4	Ground	231.69	2,493	296.65	3,192	5	First	64.96	699	5	Ground	196.75	2,117	247.68	2,665	3	First	50.93	548	6	Ground	199.81	2,150	250.74	2,698	3	First	50.93	548	7	Ground	199.81	2,150	250.74	2,698	3	First	50.93	548	8	Ground	215.71	2,321	266.64	2,869	3	First	50.93	548	9	Ground	238.10	2,562	325.09	3,498	4	First	86.99	936	Total		
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Areas have been measured on an approximate gross external basis.

SPECIFICATION

- Exterior**
 - Attractive secure environment
 - Electronically operated entrance gates
 - Dedicated car parking allocation
 - Bicycle bays to each unit
- Warehouse**
 - Mono-pitched roofs
 - 6.5 metres (21.4ft) clear height to eaves
 - Thermal insulated electric roller shutter doors
 - 37.5 kN/m² floor loading
 - Three phase electricity
 - Gas is available to all units
 - Kitchen facilities
- Offices**
 - Suspended ceilings with inset "Category 2" lighting
 - Full Carpeting
 - Perimeter trunking
 - Heating to all offices

TIMING

Construction will commence around December with completion scheduled for early summer 2006. Pre-sales enquiries are sought.

TERMS

The units are available by way of freehold sale, quoting prices on application. Prices to be subject to VAT.

VIEWING

Strictly by appointment. For further information apply through sole agents:



Daniel Wink (d.wink@glenny.co.uk)

The Agents, for themselves and for the vendors of the property who agents we are give notice that: (1). The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract; (2). No person in the employment of the agents has the authority to make or give any representation or warranty whatsoever in relation to the property; (3). Unless otherwise stated, all prices are subject to VAT.