

# WHITHAM



# TO LET

1 Wheaton Road,  
Witham,  
Essex,  
CM8 3UJ

**INDUSTRIAL**  
**4,249 SQ.FT. ( 394 SQ.M.)**



B1, B2 or B8 uses



Steel frame construction



3 phase power and gas



Dedicated loading and parking



7 meter eaves



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**



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# DESCRIPTION AND LOCATION

The units are located on Wheaton Road, which is off Freebournes Road on the established Freebournes Industrial Estate, one of two major industrial areas in Witham.

Witham Station is approx. 1 mile away and the A12 is less than 1 mile away.

The Scheme is a short distance of Witham Town Centre which provides a variety of retail and leisure facilities.

The Development comprise of both industrial and office accommodation with ample parking.

The Industrial units are newly built and all benefit from allocated parking to the front.



## ACCOMODATION

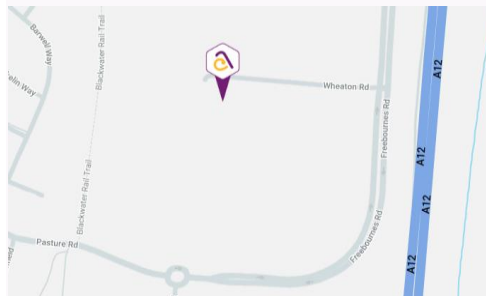
	sq. ft.	sq. m.
Unit 19	1,423	132.2
Unit 20	1,403	130.3
Unit 21	1,423	132.2
<b>Total</b>	<b>4,249</b>	<b>394.7</b>

## SERVICE CHARGE & INSURANCE

Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed



## BUSINESS RATES 2023

Interested parties are advised to contact Braintree District Council 01376 552525

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

**Unit 19** - £19,922 per annum, plus VAT if applicable.  
**Unit 20** - £19,642 per annum, plus VAT if applicable.  
**Unit 21** - £19,922 per annum, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

## Misrepresentation Act 1967

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