

Appledale

1 Eastways, Witham, Essex, CM8 3YQ



Key Highlights

- Industrial / Warehouse Unit
- Excellent Location
- Access to A12
- 3,264.04m² (35,133ft²)
- Popular Eastways Industrial Estate location
- Secure Yard
- 7.47m (24'5") Eaves Height

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
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Location

The property is located on Eastways which is situated to the East of the Town Centre off Colchester Road which provides direct access to Junction 22 of the A12. The A12 provides access to East to Colchester (14 miles) and to the East Coast Ports of Harwich and Felixstowe. To the West the A12 provides access to Chelmsford (9 miles) and connects with the M25 at Junction 28. Witham benefits from a main line rail service to London Liverpool Street with fastest journey of approx. 46 minutes.

Description

The property comprises of a modern industrial and warehousing facility with ancillary offices and welfare facilities at ground and first floor level. It occupies a prominent position on Eastways with separate gated entrances for the loading yard and office car parking. The property is of portal steel construction and is configured as two interconnecting units. Unit 1 benefits from an electric loading door (4.98m (H) x 4.98m (W)) with an eaves height of 7.85m (25'7"). Unit 2 is adjoining and is accessed via an opening and has an eaves height of 7.47m (24'5"). The industrial/warehouse areas have suspended LED lighting.

Accommodation

On a Gross Internal Area (GIA) basis the property measures approximately:

Description	m ²	ft ²
Industrial/Warehouse 1	829.62	8,930
Industrial/Warehouse 2	2,032.17	21,874
Ground Floor - Offices/Reception and Ancillary	239.23	2,575
First Floor Offices and Ancillary	163.02	1,755
Total	3,264.04	35,133

EPC

The property has the following Energy Performance Rating: B:42

Business Rates

The property has a Rateable Value of £270,000 (April 2023 Listing). Rates for the year April 2023/24 are normally payable at the Uniform Business Rate multiplier of 51.2p in the £.

Buildings Insurance

The Tenant is to reimburse the Landlord the cost of the annual buildings insurance premium.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Planning

Planning Consent was granted on 26th September 2018 for the upgrading of an existing (retained) unit and the construction of B2/B8 facility unit with ancillary offices, new site entrance and vehicle turning area. Interested parties are advised to make their own enquiries of the Local Planning Authorities to the suitability of the Planning for their proposed use.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition.

Terms

The property is available for a term by negotiation on a Full Repairing and Insuring (FRI) basis at a quoting rent of £385,000 pax (£10.96 psf).

Rent is exclusive of VAT and all other outgoings and is payable quarterly in advance.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing and further information

Strictly by prior appointment with the Sole Lettings Agent Savills

Savills Chelmsford

Phil Dennis

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01245 293216



Note: Photographs taken in September 2020

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23rd October 2023

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