



**FREEBOURNES ROAD**  
**FREEBOURNES INDUSTRIAL ESTATE**  
WITHAM | ESSEX CM8 3DX



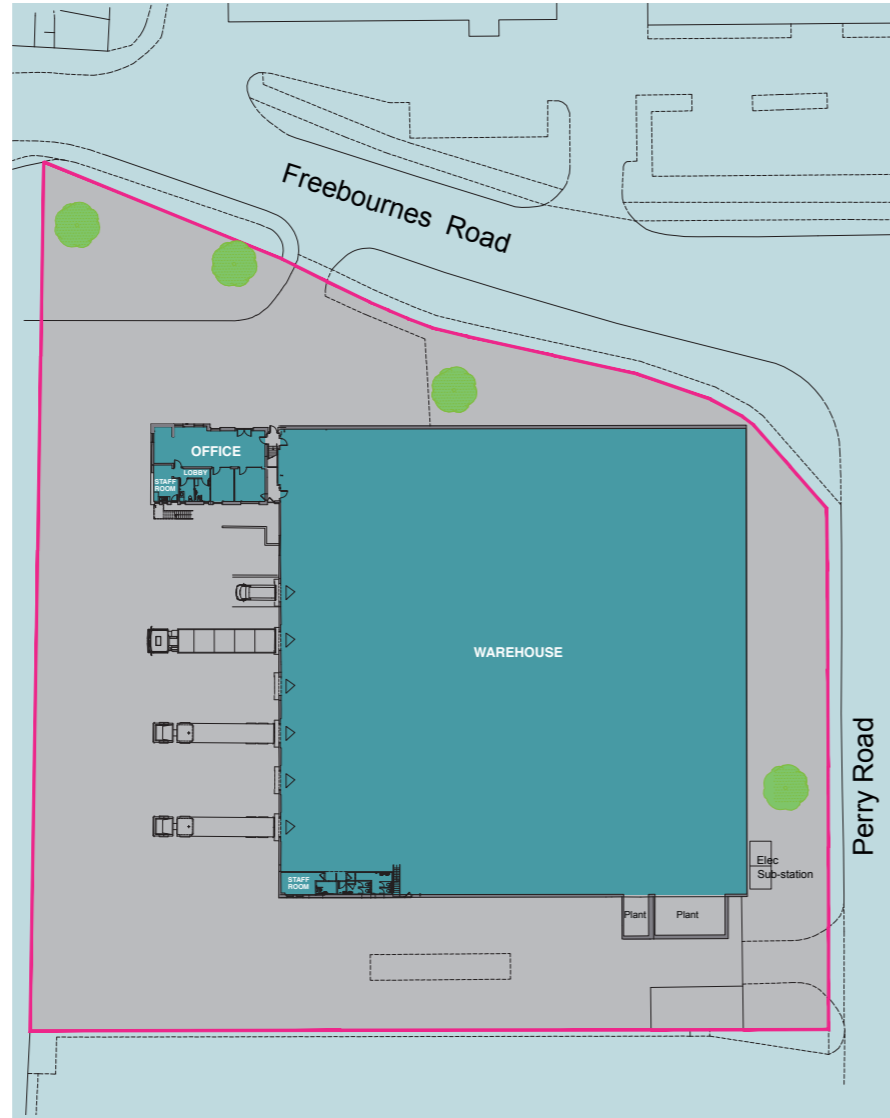
**TO LET / FOR SALE**  
**REFURBISHED INDUSTRIAL WAREHOUSE UNIT**  
**42,283 SQ FT (3,928 sq m)**



**ACCOMMODATION**

	sq ft	sq m
Warehouse	37,417	3,476
Ground Floor Office	2,433	226
First Floor Office	2,433	226
<b>TOTAL</b>	<b>42,283</b>	<b>3,928</b>

Floor areas scaled from architects plans upon a gross internal basis



**DESCRIPTION**

3 Freebournes Road comprises a self-contained, single-storey industrial/warehouse property with attached two storey office block to the west elevation. The property has an external yard area with access from Freebournes Road, to the north, and Perry Road to the east. There is a car park to the front of the building, accessed from Freebournes Road.

The property has been refurbished to a high standard to include: new highly insulated roof, external cladding and windows, new resin coated workshop floor, LED lighting to workshop area, new three phase power provision, new electric roller shutter loading doors – level and dock level loading, refurbished, air-conditioned offices & staff facilities (inc. W/C's to workshop), partially re-laid concrete yard area and external perimeter fencing/gates.

Freebournes Industrial Estate is the largest commercial area in Witham. Existing, nearby occupiers on the estate include Simarco Logistics, Thomas Boers, Dental Direct and Bureau Veritas.

**SPECIFICATION:**

- 7m maximum clear internal height, eaves approx 4.5m
- Three phase power, no gas connected
- Roller shutter doors
- Two surface loading doors
- Five dock level loading doors
- Two storey, air-conditioned office block
- Car & cycle parking
- Secure, gated yard with dual access
- 24/7 access

Surface loading doors

Dock level loading doors

2 storey offices

Secure yard

Three phase power

EV charging points





# FREEBOURNES ROAD FREEBOURNES INDUSTRIAL ESTATE

WITHAM | ESSEX CM8 2BL

## LOCATION

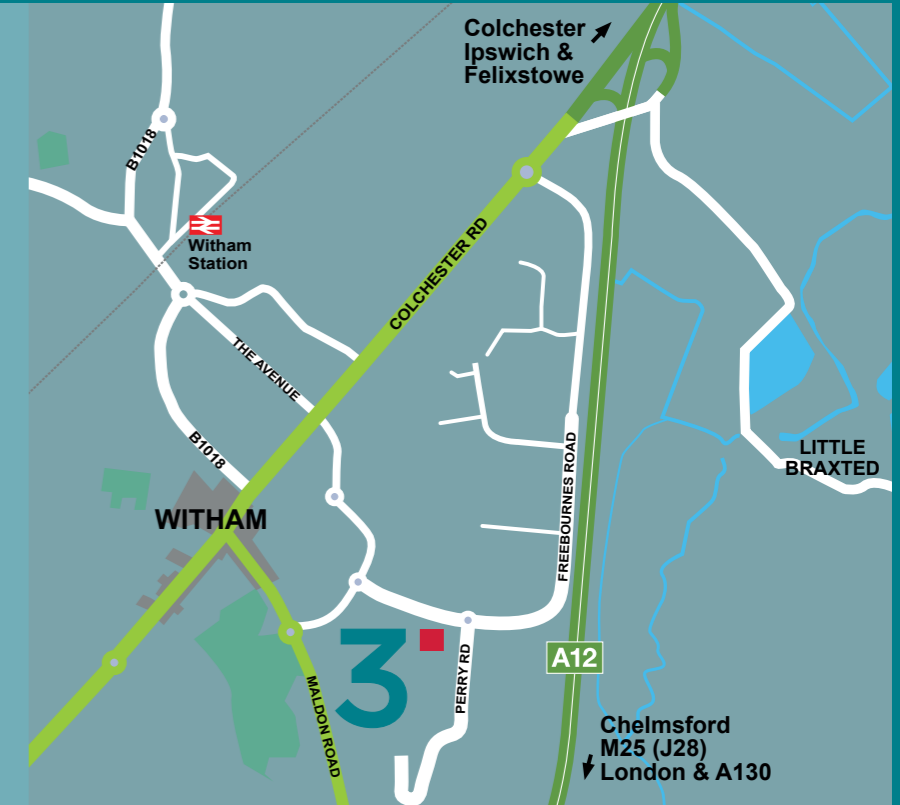
Unit 3 Freebournes Road is located within Witham's established Freebournes Industrial Estate in close proximity to Junction 22 of the A12. The A12 provides northbound access to Colchester and southbound access to Chelmsford, the M25 and on to London. Witham railway station is located within a short distance, benefitting from a direct service to London Liverpool Street with a journey time of around 45 minutes.



## DRIVE TIMES

	miles	mins
Chelmsford	11	20
A127	16	25
Stansted Airport/ M11 (J18)	22	32
M25 (J28)	25	30
Colchester	14	19
London Gateway	30	30
Tilbury Docks	34	41
Ipswich/A14	27	32
Felixstowe/Harwich	42	54
Central London	52	80

Source: The AA



### TERMS

3 Freebournes Road is immediately available upon a new full repairing and insuring lease for a term to be agreed. Alternatively the property is offered for sale upon long leasehold terms (125-years) subject to annual ground rent. Further details upon application.

### RENT AND PRICE

Upon Application.

### EPC RATING

The unit has an EPC rating of B-39.

### FURTHER INFORMATION AND VIEWING

Please contact the joint sole agents:

Joint sole agents:



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