

WITHAM



TO LET

16 Freebournes Road,
Witham,
Essex
CM8 3DX

Open Storage Land/Yard
1.67 Acres (0.68 Hectares)
72,732 SQ.FT. (6,757 SQ.M.)

-  Secure Yard
-  Excellent access to A12
-  Mains water, drainage and electricity available
-  New fences & gate
-  Rent only £218,200 per annum, plus VAT if applicable



Ayers & Cruiks
COMMERCIAL

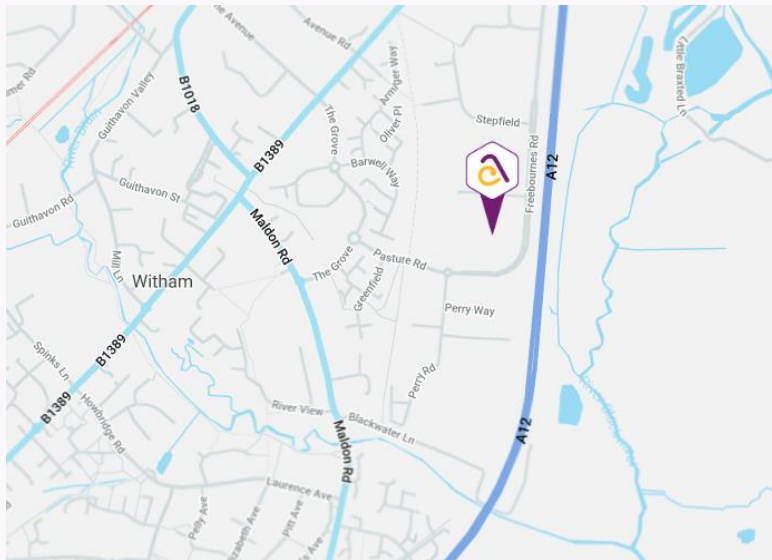
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Freebournes Road is located within the established Freebournes Industrial area 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.

The property comprises an open parcel of land which is to be surfaced with a combination of crushed concrete and tarmac, suitable for HGV use. A new perimeter fence and gate is to be installed ahead of occupation. There are mains services (water and electricity) to the property. The property totals approximately 1.67 acres/72,732 sq. ft.



ACCOMODATION

Total Area: 1.67 Acres (72,732 SQ.FT. (6,757 SQ.M.)

TERMS

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

EPC

Rating of E-105

BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Braintree District Council on 01376 552525

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£218,200 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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