

# WITHAM



## TO LET

Opus Business Park  
1 Wheaton Road  
Witham  
Essex  
CM8 3UJ

**INDUSTRIAL**  
**816 SQ.FT. ( 75.8 SQ.M.) to**  
**1,547 SQ.FT. ( 144 SQ.M. )**

-  Industrial Unit
-  Allocated Parking
-  Approximately 0.7 miles from the A12
-  Established Industrial Estate
-  Three Phase Power



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The units are located on Wheaton Road which is off Freebournes Road on the established Freebournes Industrial Estate. The A12 (Junction 22) can be found less than a mile from the property which provides convenient access to London and the East Coast Ports of Harwich and Felixstowe. Access to the M11 and Stansted Airport is via the A120 from Braintree which is linked to Witham via the B1018. Witham Station provides a frequent service to London Liverpool Street with a journey time of approximately 45 minutes.

The units form part of the Opus Business Park Development and provide comprehensively refurbished industrial/warehouse units with allocated parking. The units benefit from: • Electric Roller Shutter Doors • Steel Frame Construction • 3 Phase Power and Gas • B1, B2 or B8 Uses • Dedicated Loading and Parking • Office Facilities • WC Facilities



## 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

Unit	sq. ft.	sq. m.	Rent plus VAT (if applicable)
13	1,547	144	£20,884
14	1,082	101	£16,230
15	875	81.2	£13,125
16	816	75.8	£12,240

## 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

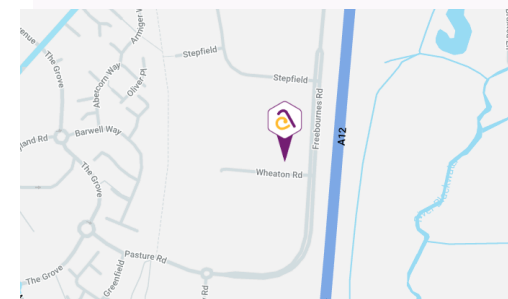
Leasehold

## EPC

Awaiting EPC

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



### Misrepresentation Act 1967

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## CHELMSFORD OFFICE

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