

TO LET

Open Storage Land/Yard

1.67 Acres (0.68 Hectares) / 72,732 sq. ft.

16 Freebournes Road, Witham, Essex, CM8 3DX

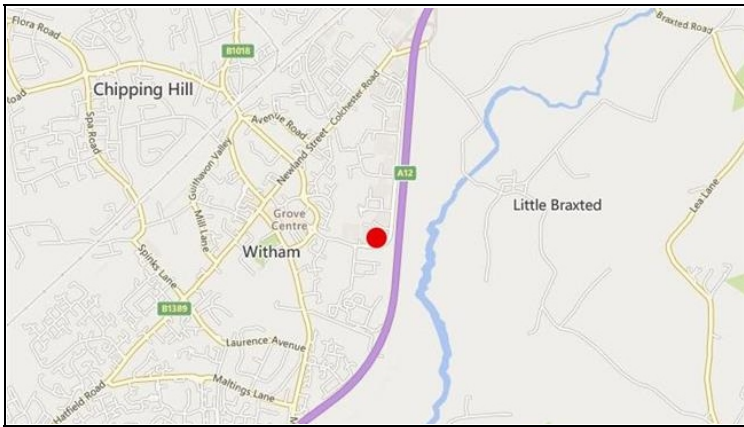


- Secure yard
- Excellent access to A12

- Mains water, drainage and electricity available
- New fences & gate

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

16 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.

DESCRIPTION

The property comprises an open parcel of land which is to be surfaced to Type 1 (concrete available at additional rental - details upon application), 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.

ACCOMMODATION

Total **1.67 Acres (0.68 Hectares)**

TENURE

The property is available upon new fully repairing and insuring lease terms to be contracted outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

£218,200 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

EPC

An Energy Performance Certificate is not required.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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