

TO LET

**Industrial/Warehouse/Cross-Dock
With Secure Yard**

56,946 sq. ft. (5,290 m²)

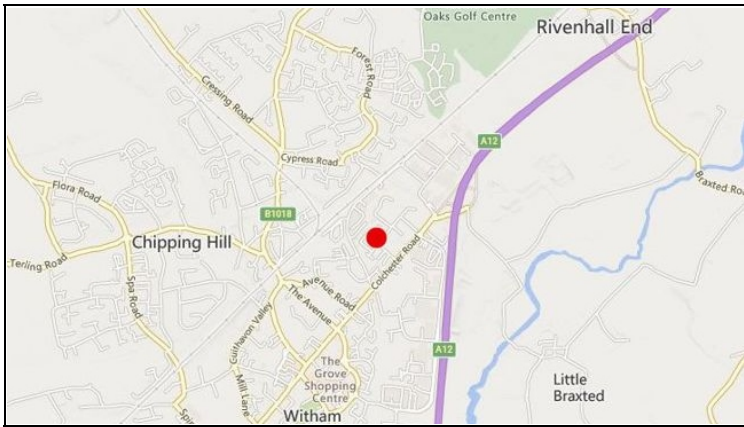
26 Crittall Road, Witham, Essex, CM8 3DR



- Available Summer 2024
- Cross-dock warehouse (8 x shutter doors)
- Two 25m depth yards
- To be refurbished to high standard
- 6.8m clear internal height
- Close to A12 junction

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LOCATION

26 Crittall Road is located within an established commercial area of Witham on Crittall Road. Via Colchester Road, to the south, the property has good access to the A12 at the Coleman's Bridge junction (J22). Witham town centre is approximately 0.7 miles to the southwest and Witham railway station 1/4 mile to the west. The city of Chelmsford is approximately nine miles to the southwest. The port of Felixstowe is approximately 30 miles to the northeast and Stansted Airport 18 miles to the west.

DESCRIPTION

26 Crittall Road comprises a self-contained, single storey industrial/warehouse/cross-dock facility with two secure yard areas. The property which is to be refurbished to a high standard - works anticipated to be completed Summer 2024, provides warehouse with eight full height shutter doors, entrance lobby and ground and first floor offices with staff facilities. Externally there are front and rear yards (each with 25m depth) and parking. The demise is entirely fenced.

ACCOMMODATION

Ground Floor	53,104 sq. ft. (4,933 m ²)
First Floor	3,842 sq. ft. (357 m ²)
Total	56,946 sq. ft. (5,290 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property will be available from Summer 2024 upon the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

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

It is anticipated that the refurbished property will have a 'B' EPC rating.

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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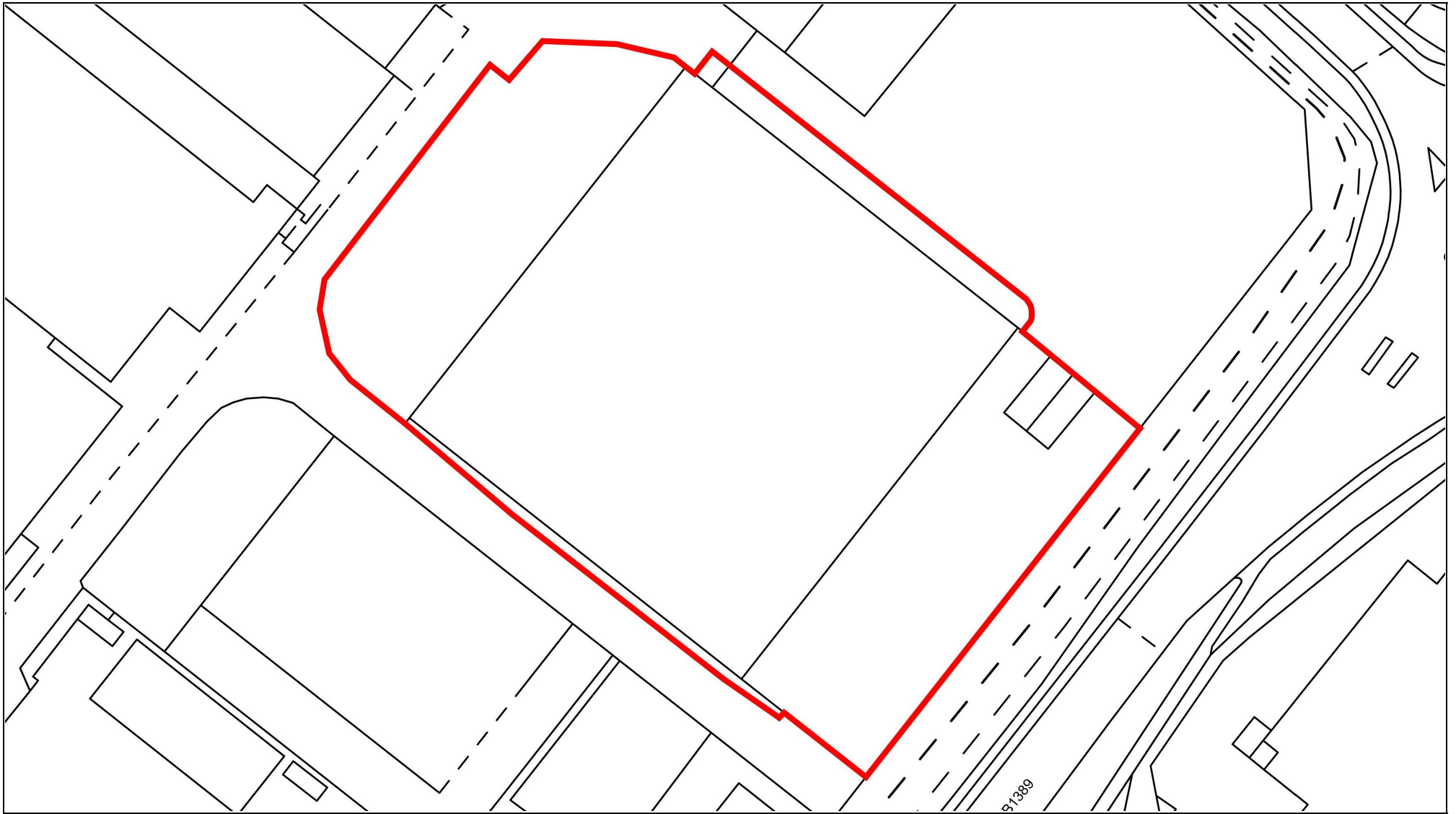
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