

# FOR SALE

## B8 Industrial Warehouse

34,641sq ft (3,218q m) approx on 2.96 acres of mixed surfaced yard

# Kings Park

Pebmarsh, Halstead, C09 2NY



\*Concrete surface, secure yard

\*Workshops and offices

\*5m eaves

\*Gated Access

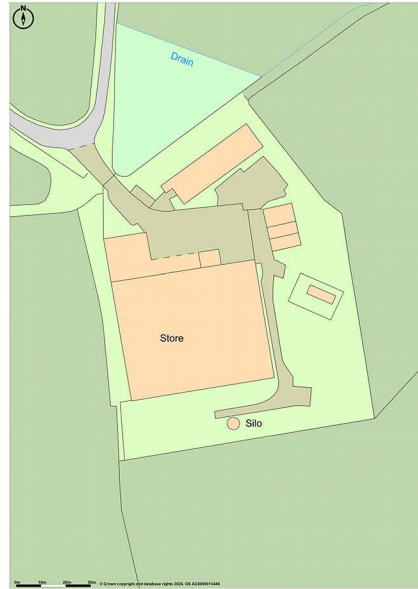
\*Sale and leaseback opportunity

\*5.1 miles to Halstead, A131

ROBERT  
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#### LOCATION

The property is situated on the outskirts of Pebmarsh village, just 2 miles from the A131 at the Essex-Suffolk border. This prime location offers convenient access, with Sudbury and Halstead 5 miles away, Braintree and the A120 within 12 miles, Colchester and the A12 only 13 miles away. Major roadways nearby ensure efficient transportation routes, with the Port of Felixstowe reachable in approximately 56 minutes (39.5 miles) via the A12 and A14 and London's orbital motorway accessible in about 1 hour and 15 minutes. This central East Anglia location provides excellent connectivity for distribution and logistics, ideal for optimising business operations.

#### DESCRIPTION

The property features a detached warehouse with 3 bays and a front office used for distribution. It is equipped with 3-phase power, two loading doors and a concrete yard at the front, with additional outside space on varying grade surfaces at the side and rear. Plans were previously drafted to extend the warehouse, adding 17,696 square feet of space.

The site spans approximately 2.96 acres, including a dilapidated building at the front that could be cleared to expand yard space or accommodate a new building. The existing 12.5-meter-wide by 40-meter-long building is concreted and suitable for semi-permanent building, offering an additional 500 square meters of usable area for expansion or redevelopment.

#### ACCOMMODATION

Warehouse & office NIA 34,641 sq ft  
Approx (3,218sq m)

Yard area 2.96 Acres  
(1.19Hectares)

#### TENURE

The property will be available on a freehold basis

#### PRICE

£1,750,000 s.t.c

#### 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 Council for verification of the rates payable.

#### EPC

An EPC has been commissioned

#### 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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