

FennWright

Unit C

Eastways Industrial Estate

Witham

Essex

CM8 3YQ

TO LET

INDUSTRIAL / WAREHOUSE

- 5,226 Sq. Ft. (485.50 Sq. M.)
- Direct Access to Junction 22 of A12
- Established Industrial Estate
- Three Phase Power
- Gas Supply
- Roller Shutter Access Door
- 5.20m Minimum Eaves Height
- Nine Allocated Car Parking Spaces
- Office & WC Facilities



PHOTOS TAKEN 2020 PRIOR TO THE CURRENT TENANTS OCCUPATION

Location

The unit is located on the well-established Eastways Industrial estate just off of the A12 which provides convenient access to Junction 28 of the M25 (22 miles) to the south and the East Coast Ports of Harwich and Felixstowe to the north. 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.

Description

The unit is single-storey and of steel frame construction with brick and blockwork walls, and insulated panels above, all under a pitched roof with translucent roof panels. The warehouse benefits from a roller shutter door, trade counter pedestrian door entrance and a minimum eaves height of 5.20m. Offices are provided on the ground floor at the front of the building. This space also includes male and female WCs. The offices are fitted with carpeting, LED lighting and gas fired central heating.

There is currently a warehouse racking system in place and can be made available via separate negotiation.

Accommodation

Warehouse	4,768 Sq. Ft.	442.95 Sq. M.
Office	458 Sq. Ft	42.55 Sq. M.
Total	5,226 Sq. Ft.	485.50 Sq. M.

Services

We understand the property is connected to mains water, drainage, gas and three phase power. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

EPC

We have been advised the unit falls within Band C (61) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Business Rates

Rateable Value: £41,500

Rates Payable (2023/2024): £20,708 approx.

Service Charge

We understand there is a service charge for the maintenance of the external areas. Further details are available upon request.

Terms

Our client is seeking a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Quoting Rent

Rent on Application.

VAT

We understand VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment:

James Wright

E: jw@fennwright.co.uk

Or

Phil Dennis

E: pdennis@savills.com

Ground Floor



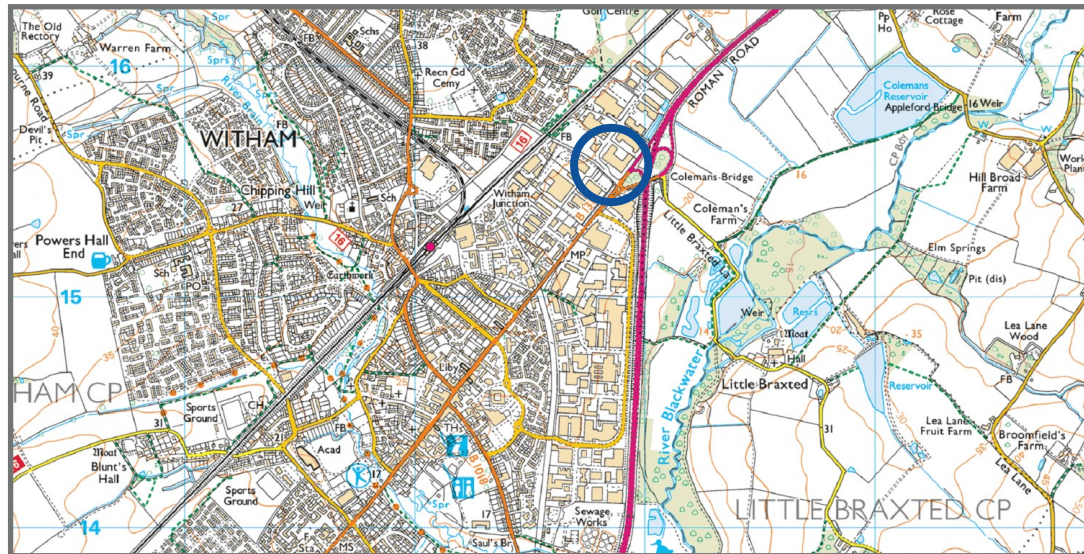
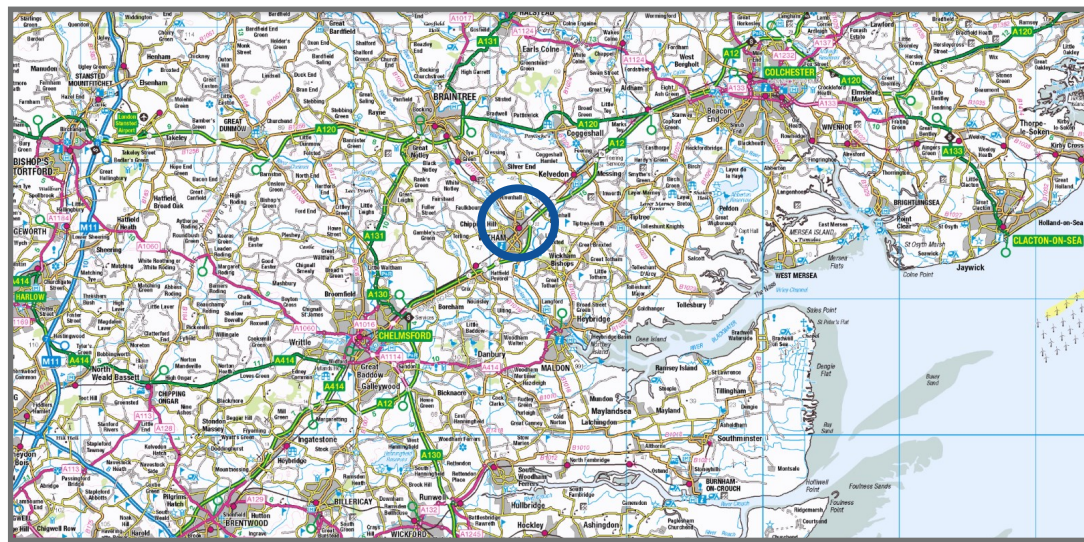
Indicative Floor Plan Only - Not to Scale

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