

FennWright

Unit 20 Freebournes Road
Freebournes Industrial Estate
Witham
Essex
CM8 3UH

TO LET

INDUSTRIAL/WAREHOUSE
WITH YARD & PARKING

- 45,847 Sq. Ft. (4,259.28 Sq. M)
- Available Immediately
- Column Free Accommodation
- Two Loading Doors
- Junction 22 of the A12 within 1 Mile
- Sub-station on Site (1,000 kVA Available)
- Large Incoming Gas Supply
- Office Accommodation



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022

Location

The property is located on the established Freebournes 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 east. 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 property comprises a detached clear span industrial/warehouse with a minimum eaves height of 4.65m rising to 6.40m at the apex. There are two loading doors on the left hand side, one of which is under a covered canopy. At the front of the property is a two storey section which provides reception, offices, stores, staff canteen and WC facilities on the ground floor and office accommodation on the first floor. Externally the property has a dedicated car park to the front of the site together with hardstanding to the right hand side and rear which can be used for loading/unloading and external storage.

Accommodation

The approximate Gross Internal Area is as follows:

Ground

Warehouse	3,002.32 sq. m	32,317 sq. ft.
Office/Reception/Stores/WC's	628.48 sq. m	6,765 sq. ft.

First

Offices/Kitchen/WC's	628.48 sq. m	6,765 sq. ft.
Total	4,259.28 sq. m	45,847 sq. ft.

Services

We understand the property is connected to mains water, gas and three phase electricity. 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 property falls within Band D (84) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Witham Industrial Watch

Witham Industrial Watch was set up by a network of local businesses to provide amongst other things, effective estate management and enhanced security throughout the towns industrial areas. By obtaining Business Improvement District funding WIW has employed an estate manager, installed Automatic Number Plate Recognition and improved signage throughout the industrial areas. Further information can be found at www.withamindustrialwatch.co.uk.

Business Rates

Rateable Value - £272,500

Rates Payable (2023/24) - £139,520 Approx.

Terms

The property is available on a new lease on terms to be agreed.

Rent

£8.50 per sq. ft. per annum exclusive.

VAT

We understand VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the sole agent:

James Wright
E: jw@fennwright.co.uk

John Logan
E: jdl@fennwright.co.uk

Colchester / Ipswich
Felixstowe

A12

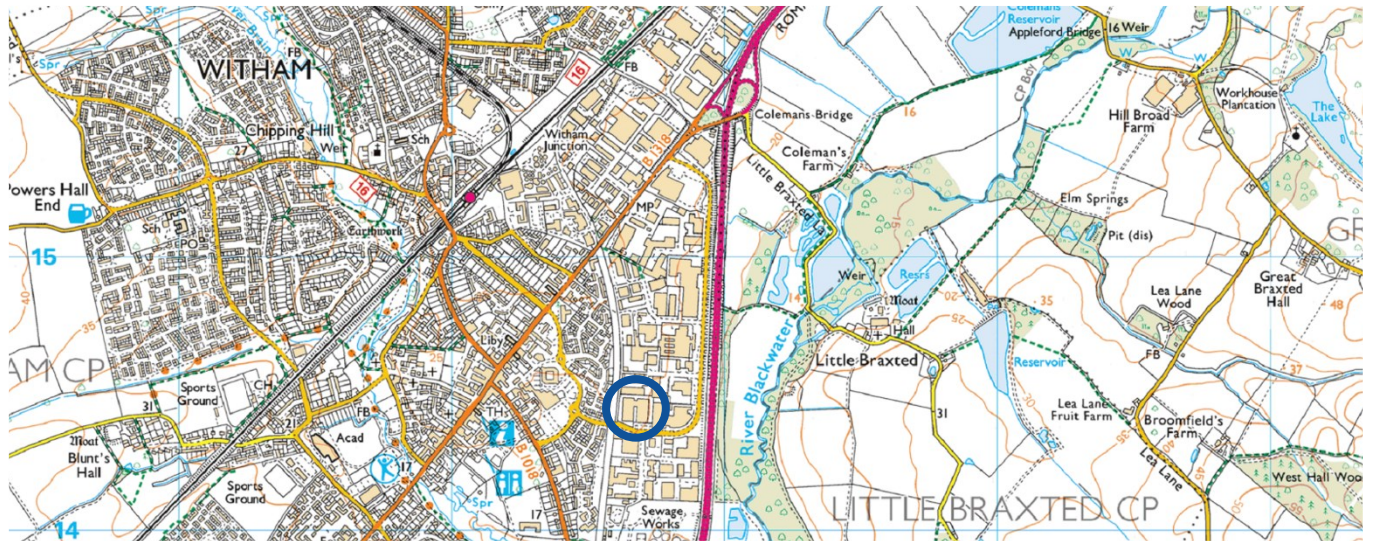
Chelmsford / M25 /
London



Fenn Wright
64 Newland Street
Witham
Essex
CM8 1AH

01376 530135

fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

