

# FennWright

**Unit 4 Crittall Place  
14 Crittall Road  
Witham  
Essex  
CM8 3DR**

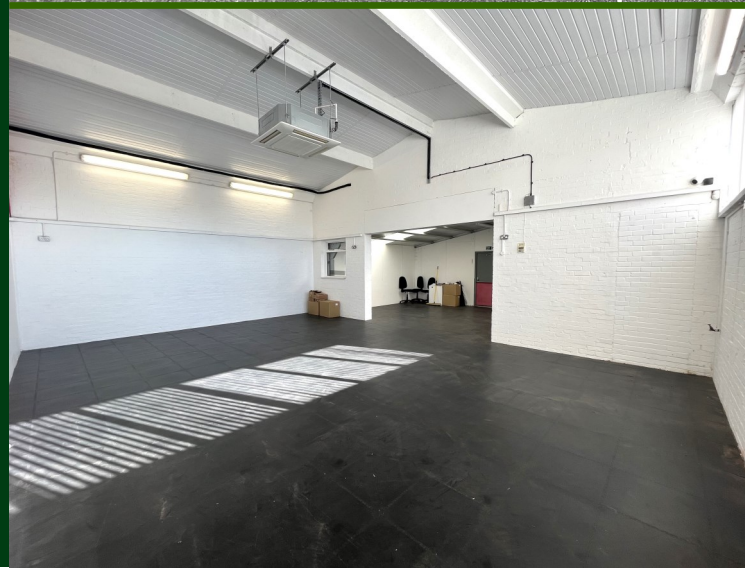
**FOR SALE FREEHOLD**

**CLASS E PREMISES SUITABLE  
FOR A VARIETY OF USES**

- 2,874 Sq. Ft. (267.00 Sq. M)
- Rare Freehold Opportunity
- No VAT Applicable
- Established Industrial Estate
- A12 within 0.5 Miles
- Office Accommodation
- CCTV & Security Alarm
- Air Conditioning
- WC & Kitchen Facilities



- 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 Crittall Road Industrial Estate to the north of Witham town centre. The property benefits from good access to 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 an end of terrace light industrial unit of concrete portal frame construction with brick elevations. At the front of the property is a reception area, offices, kitchen and WC facilities. There is staircase leading to an office and two storage areas on the first floor. To the rear of the building there is a industrial/warehouse area which benefits from air-conditioning and a good supply of natural light. Car parking is provided on a first come first served basis.

## Accommodation

The approximate Gross Internal Area is as follows:

Ground Floor	207.00 sq. m	2,224 sq. ft.
First Floor	60.00 sq. m	650 sq. ft.
<b>Total</b>	<b>267.00 sq. m</b>	<b>2,874 sq. ft.</b>

## Services

We understand the property is connected to mains water, drainage 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.

## Business Rates

Rateable Value - £25,000

Rates Payable (2023/24) - £12,475 per annum approx.

## Service Charge

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

## EPC

An energy performance certificate has been commissioned.



## Planning

We understand the property has a longstanding light industrial (B1c) Use Class which now falls under Class E. We advise all interested parties to contact the Local Authority for further information.

## Local Authority

Braintree District Council  
T. 01376 552525

## Title Number

EX910899.

## Guide Price

£475,000.

## VAT

We understand VAT will not be payable.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

## 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 Place Recognition and improved signage throughout the industrial areas. Further information can be found at [www.withamindustrialwatch.co.uk](http://www.withamindustrialwatch.co.uk).

## Legal Costs

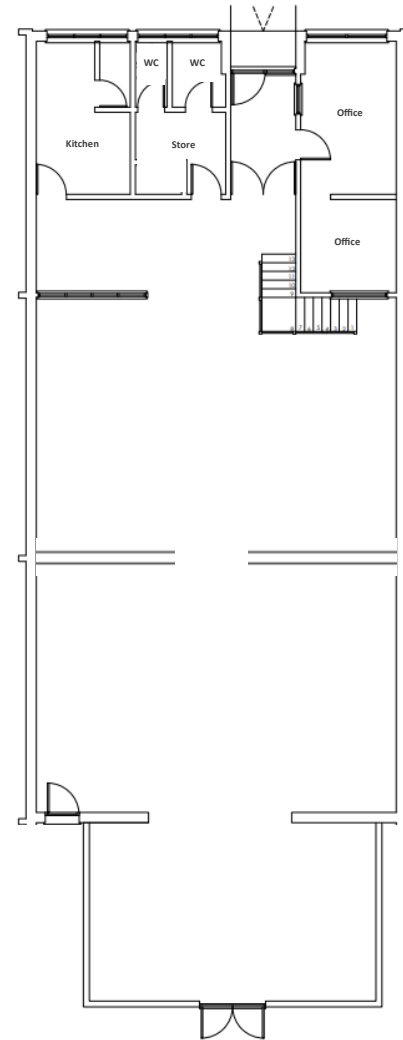
Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the sole agent:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

John Logan  
E: [jd@fennwright.co.uk](mailto:jd@fennwright.co.uk)



Ground Floor Plan



First Floor Plan

A12

Junction 22

◀ Colchester / Ipswich /  
Felixstowe

Chelmsford / M25 /  
London ▶

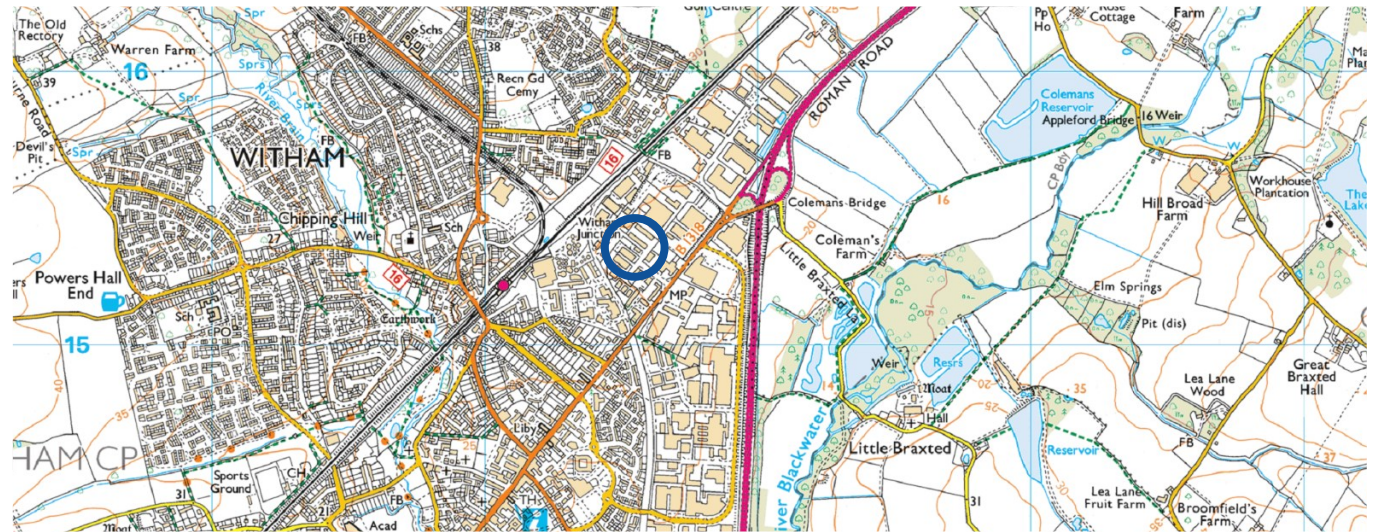


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