



## 4 & 6 Atlantic Square, Witham, Essex CM8 2TL

For Sale

Part Let Office With Car Parking Generating £15,200 Per Annum

Opposite Witham Train Station

3,780 sq. ft. (351.26 sq. m.)

**FennWright**



## Location

Atlantic Square is located on Station Road off Avenue Road, close to Witham town centre and opposite Witham mainline rail station. Witham Station provides frequent services to London Liverpool Street with an approximate journey time of 40 minutes. Atlantic Square is approximately 1 mile from the nearest A12 junction which provides both north and southbound access.

## Description

The properties are adjoining and we understand previously interlinked. Both provide two storey predominantly open plan office accommodation with meeting rooms/offices on both floors. The accommodation benefits from suspended ceilings with recessed lighting, central heating, carpet, and perimeter trunking. There are WCs on both floors and both properties benefit from kitchenette facilities. 4 Atlantic Square benefits from air conditioning in part.

There are a total of 13 allocated car parking spaces situated in the landscaped car park to the front of the scheme.

## Accommodation

We have measured the properties in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following net internal areas:

### 4 Atlantic Square

Ground Floor:	642 sq. ft.	(59.68 sq. m.)
First Floor:	737 sq. ft.	(68.46 sq. m.)
<b>Total:</b>	<b>1,379 sq. ft.</b>	<b>(128.14 sq. m.)</b>

### 6 Atlantic Square

Ground Floor:	1,137 sq. ft.	(105.66 sq. m.)
First Floor:	1,264 sq. ft.	(117.45 sq. m.)
<b>Total:</b>	<b>2,401 sq. ft.</b>	<b>(223.12 sq. m.)</b>

## EPC

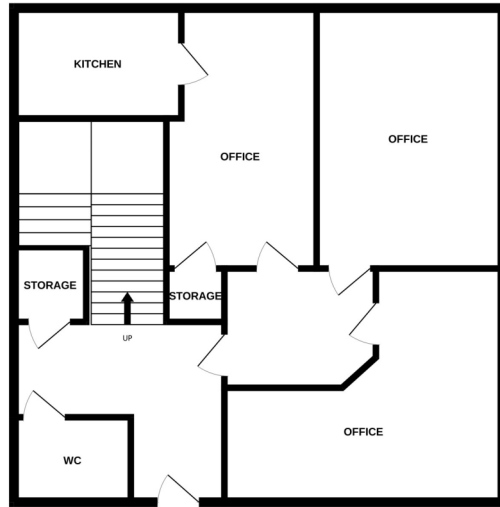
4 Atlantic Square: D - 86

6 Atlantic Square: C - 60

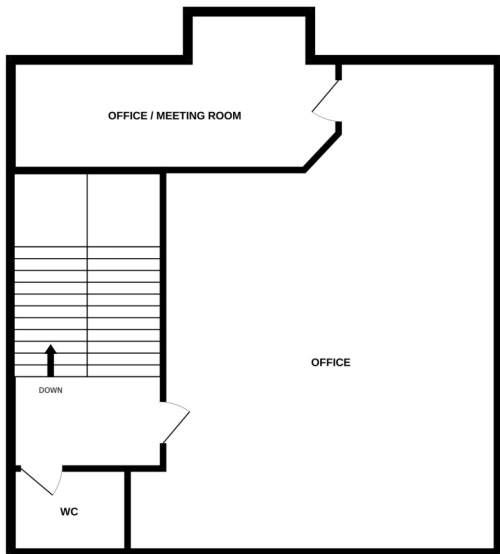
**Indicative Floorplans - Not to Scale**

**4 Atlantic Square**

**Ground Floor**

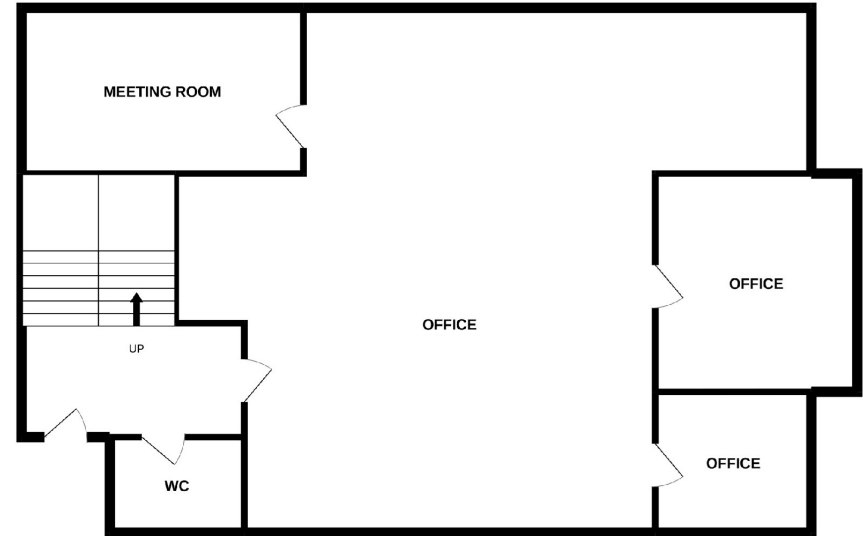


**First Floor**

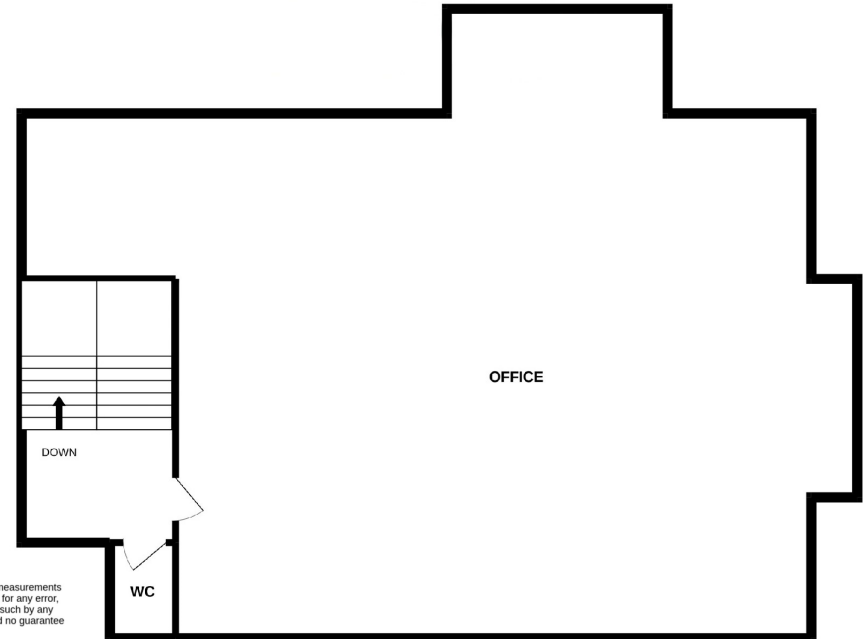


**6 Atlantic Square**

**Ground Floor**



**First Floor**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Services

We understand the properties are connected to mains water, drainage, electricity and gas. 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 properties including IT and telecommunication links.

## Business Rates

The properties are listed on the VOA rating list as follows:

### 4 Atlantic Square

Rateable Value: £15,500  
Approx. Rates Payable (2023/24): £7,734.50

### 6 Atlantic Square

Ground Floor Rateable Value: £12,750  
Approx. Rates Payable (2023/24): £6,362.25  
First Floor Rateable Value: £14,500  
Approx. Rates Payable (2023/24): £7,235.50

We understand that the car parking spaces are assessed under various individual assessments and generally attracting a Rateable Value of £150 per space. Interested parties are advised to make enquiries with the Local Authority.

## Tenancy

The First Floor of 6 Atlantic Square is let to One Claim Limited on an effective full repairing and insuring lease by way of a service charge and contracted outside of the 1954 Landlord and Tenant Act. The Lease commenced on 21<sup>st</sup> January 2022 for a term of 5 years subject to a Tenant only Break Clause on 3<sup>rd</sup> anniversary. The lease is guaranteed by Pinnacle Costs & Claims Solutions Limited and the Landlord holds a Rent Deposit to the value of 3 months' rent.

## Service Charge

There is an annual estate and building service charge. Further details are available upon application.



## Terms

The freehold of 4 & 6 Atlantic Square under the registered title number EX676666 is for sale by way of private treaty subject to the existing Lease at a guide price of £590,000 plus VAT.

A sale of the properties individually may be considered. Further information is available upon request.

## VAT

We understand that the properties are elected to VAT.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment with the joint sole agents:

### Fenn Wright

64 Newland Street, Witham CM8 1AH

**01376 530135**

**fennwright.co.uk**

Contact:

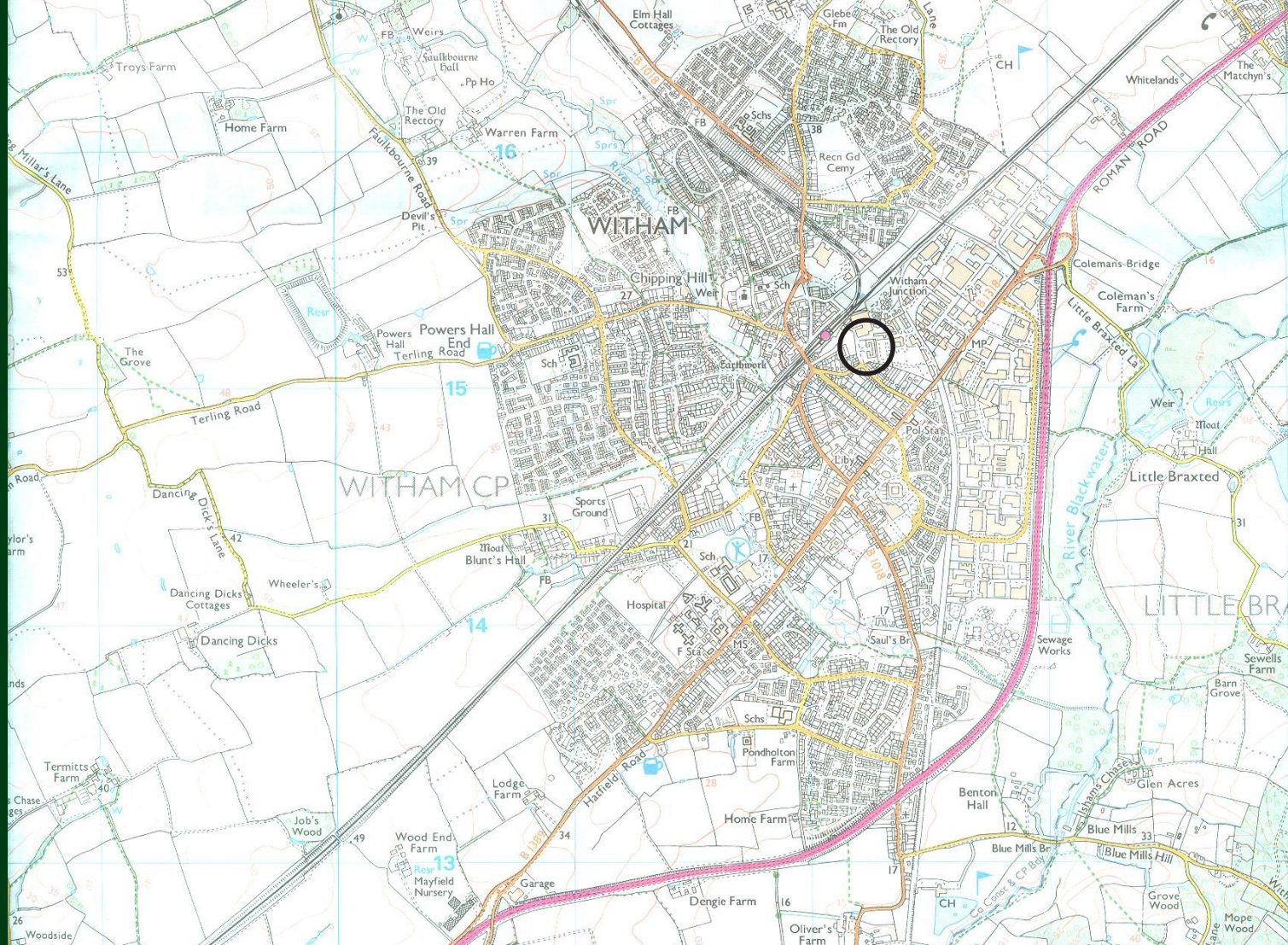
John Logan [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)

Or

Jon Ablewhite Chartered Surveyor

01206 505707

Jon Ablewhite [jon@mrallp.co.uk](mailto:jon@mrallp.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.

