

# FennWright

Waterfront Estate  
The Quay  
Burnham on Crouch  
Essex  
CM0 8AN

TO LET / FOR SALE

EXTENSIVELY REFURBISHED  
INDUSTRIAL/WAREHOUSE  
WITH SECURE YARD

- 16,215 Sq. Ft. (1,506.46 Sq. M)
- Site Area 1.80 Acres Approx.
- Secure Yard with New Palisade Fence
- Solar Panels
- Available Immediately
- 5 Loading Doors
- Minimum Eaves Height of 6.50m
- Three Phase Power & 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 situated on The Quay to the South East of Burnham on Crouch Town Centre. The property is accessed via Belvedere Road from the High Street. The B1010 (Burnham Road) leads to the lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers. The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

## Description

The property comprises a detached industrial/warehouse of steel frame construction with a minimum eaves height of 6.50m rising to 8.70m at the apex. There are five loading doors across three of the elevations.

At the front of the property is a two storey section which provides reception, offices, stores, kitchenette and WC facilities.

The property has recently been refurbished to a good standard including but not limited to a new roof incorporating PV panels, lighting, boiler, fire alarm, security alarm and decoration throughout. A new palisade fence has been installed around the perimeter to secure the site.

Externally there is ample parking, loading/unloading and storage areas.

Please note to the South of the building is a single storey extension which is currently used for storage purposes by a third party. This building is not included within any lease and when the current agreement ends in three years time the extension is likely to be removed by the landlord.

## Accommodation

The approximate Gross Internal Area is as follows:

### Ground

Warehouse	1,334.78 sq. m	14,367 sq. ft.
Office/Reception/WC's	85.84 sq. m	924 sq. ft.

### First

Offices/Kitchen/WC's	85.84 sq. m	924 sq. ft.
<b>Total</b>	<b>1,506.46 sq. m</b>	<b>16,215 sq. ft.</b>

## 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 (100) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## Business Rates

Rateable Value - £66,500

Rates Payable (2023/24) - £34,048 per annum approx.

## Terms

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

## Rent

£150,000 per annum exclusive.

## Guide Price

£1,800,000. (One Million Eight Hundred Thousand)

## 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](mailto:jw@fennwright.co.uk)

John Logan  
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