

FennWright

**Opus Business Park
Unit 19, 20 & 21
Wheaton Road
Witham
Essex
CM8 3UJ**

TO LET

New Build Commercial Units

Available Individually or as a Whole

- 1,403 - 4,249 Sq. Ft.
- Minimum Eaves Height 5m
- Approximately 0.7 miles from the A12
- Established Industrial Estate
- Three Phase Power
- Electric Roller Shutter Doors
- Allocated Parking
- WC 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 units are located on Wheaton Road which is off Freebournes Road on the established Freebournes Industrial Estate. The A12 (Junction 22) can be found less than a mile from the property which provides convenient access to London and the East Coast Ports of Harwich and Felixstowe. 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 units form part of the Opus Business Park Development and provide new and comprehensively refurbished industrial/warehouse units with allocated parking.

The units benefit from:

- Electric Roller Shutter Doors
- Steel Frame Construction
- 3 Phase Power
- Class E, B2 or B8 Uses
- Dedicated Loading and Parking
- WC Facilities

Availability

Unit	Size Sq. Ft. (GIA)	EPC	Rent (P.A.X. plus VAT)	Availability
19	1,423	TBC	£19,922	Available
20	1,403	TBC	£19,642	Available
21	1,423	TBC	£19,922	Available
Total	4,249			

Business Rates

The units require reassessment by the Local Authority. Further details are available upon request.

Service Charge

A service charge towards the upkeep of the scheme will apply. Further information is available upon request.

Services

We understand the property is connected to mains water and 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.

Terms

The units are available to let on new effective full repairing and insuring leases for a term of years to be agreed.

VAT

We understand the units are elected to VAT.

Legal Costs

The incoming Tenant is to be responsible for payment of a contribution towards the Landlord's legal costs. Further details are available upon request.

Viewing

Strictly by prior appointment:

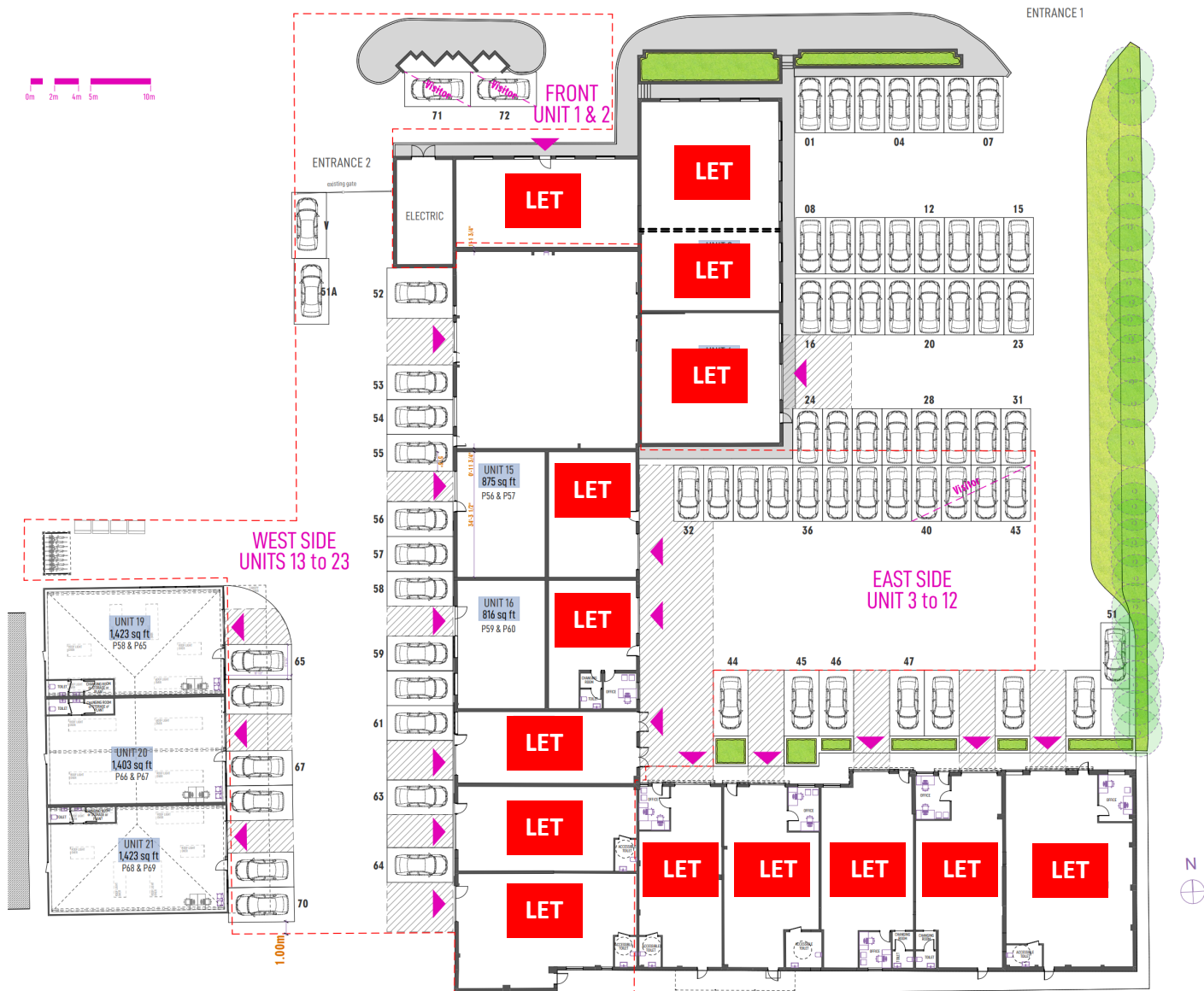
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64 Newland Street, Witham, CM8 1AH

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Site Plan - For Indication Purposes Only and Not to Scale



Colchester / Ipswich
Felixstowe

A12

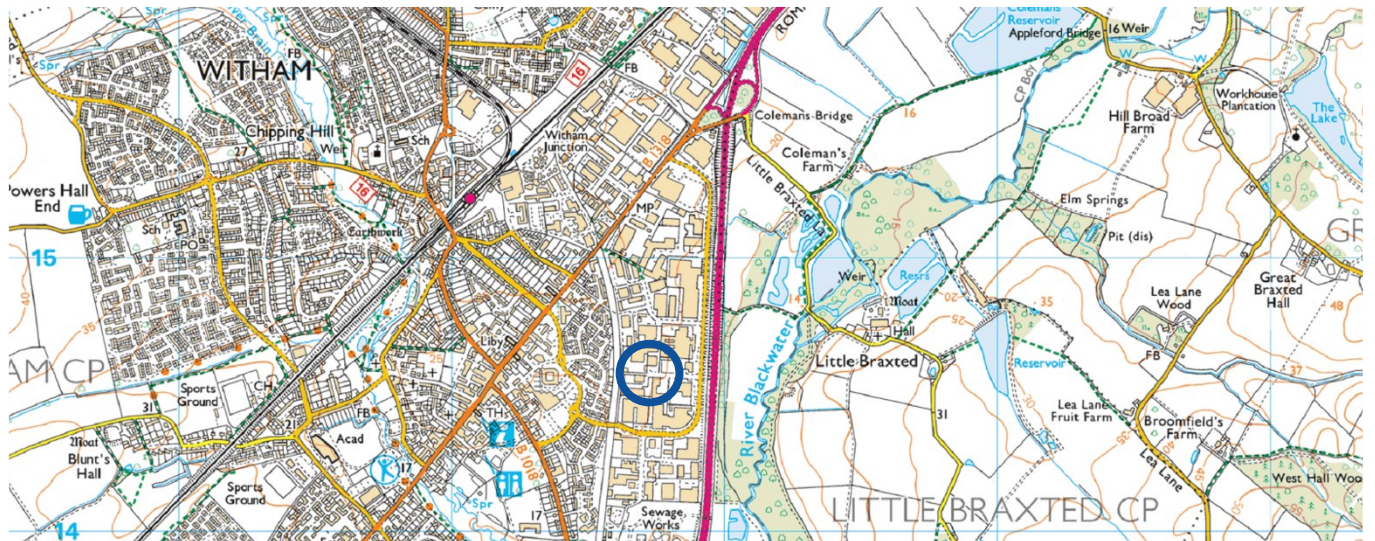
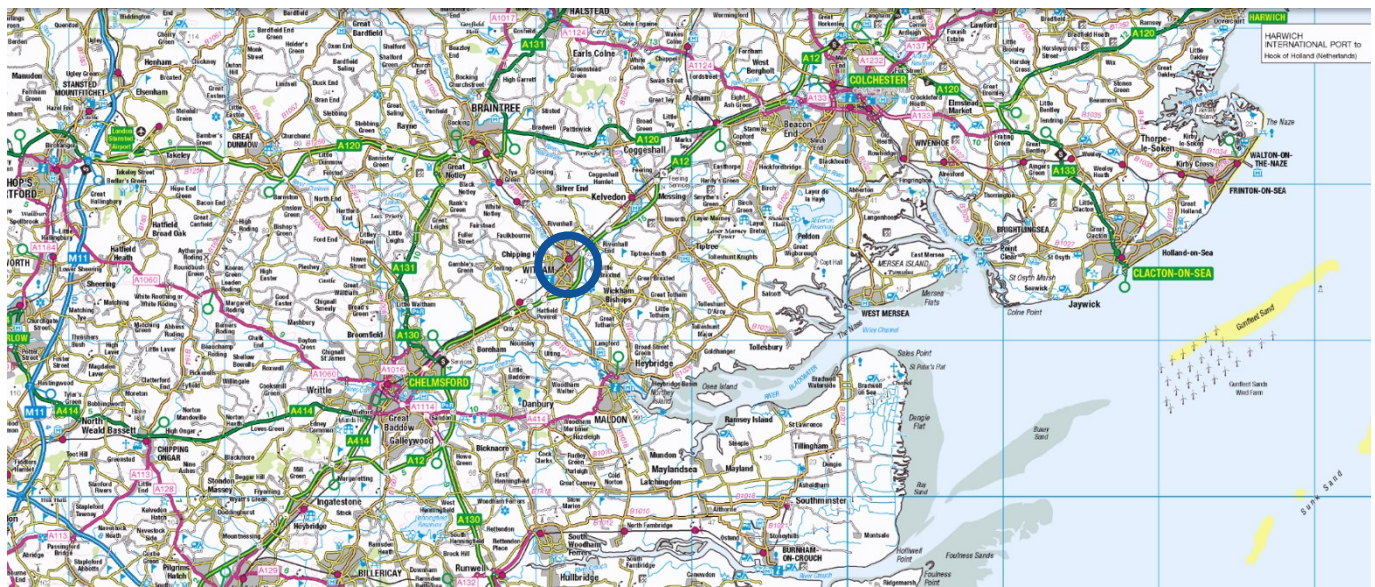
Chelmsford / M25 /
London



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