

FennWright

Unit 7
Wheatear Industrial Estate
Perry Road
Witham
Essex
CM8 3YY

TO LET

INDUSTRIAL/WAREHOUSE
WITH MEZZANINE

- 900 Sq Ft (83.61 Sq M) Warehouse
- 600 Sq Ft (55.74 Sq M) Mezzanine
- Available Immediately
- Three Phase Power
- Allocated Parking
- Office Accommodation
- 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

Wheatear Industrial Estate 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 mid terrace industrial/warehouse unit which benefits from an up and over access door (3.30m wide x 2.80m high), mezzanine, office accommodation, three phase power and WC facilities. Externally allocated car parking is provided.

Accommodation

The approximate Gross Internal Area is as follows:

Ground Floor	900 sq ft	(83.61 sq m)
Mezzanine	600 sq ft	(55.74 sq m)
Total	1,500 sq ft	(139.35 sq m)

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.

EPC

We have been advised the property falls within Band E (116) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Business Rates

Rateable Value - £12,500

Rates Payable (2024/25) - £6,237 per annum approx.

We understand the property may be eligible for small business rates relief subject to individual circumstances. We advise interested parties to speak to the local authority for further information.

Terms

Our client is seeking a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£17,500 Per Annum Exclusive.

Service Charge

There is a service charge for the upkeep of the communal areas. The service charge for the current financial year is £58.48 per month.

Building Insurance

The landlord insures the building and recharges the premium to the tenant. The buildings insurance for this financial year is £244.36 per annum.

Administration Fee

Upon agreeing terms there is an upfront non refundable administration fee of £750 + VAT which is payable directly to the landlord. Further details are available upon request.

VAT

We understand VAT is applicable.

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. Further information can be found at www.withamindustrialwatch.co.uk.

Legal Costs

Each party to bear their own legal costs.

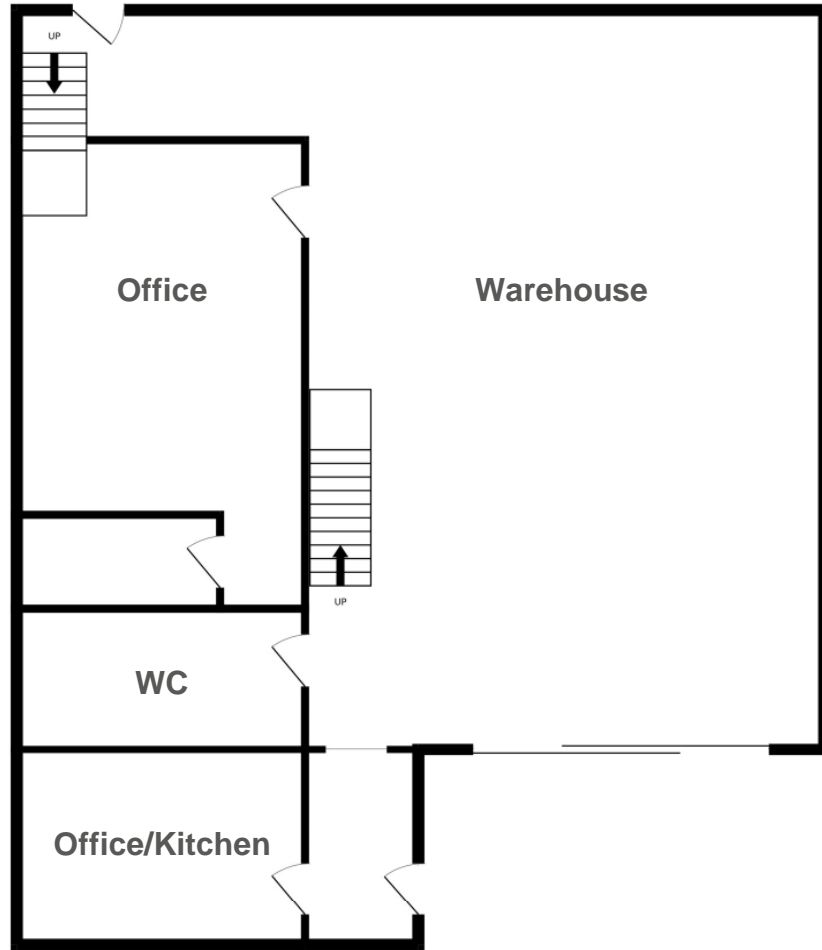
Viewing

Strictly by appointment with the sole agent:

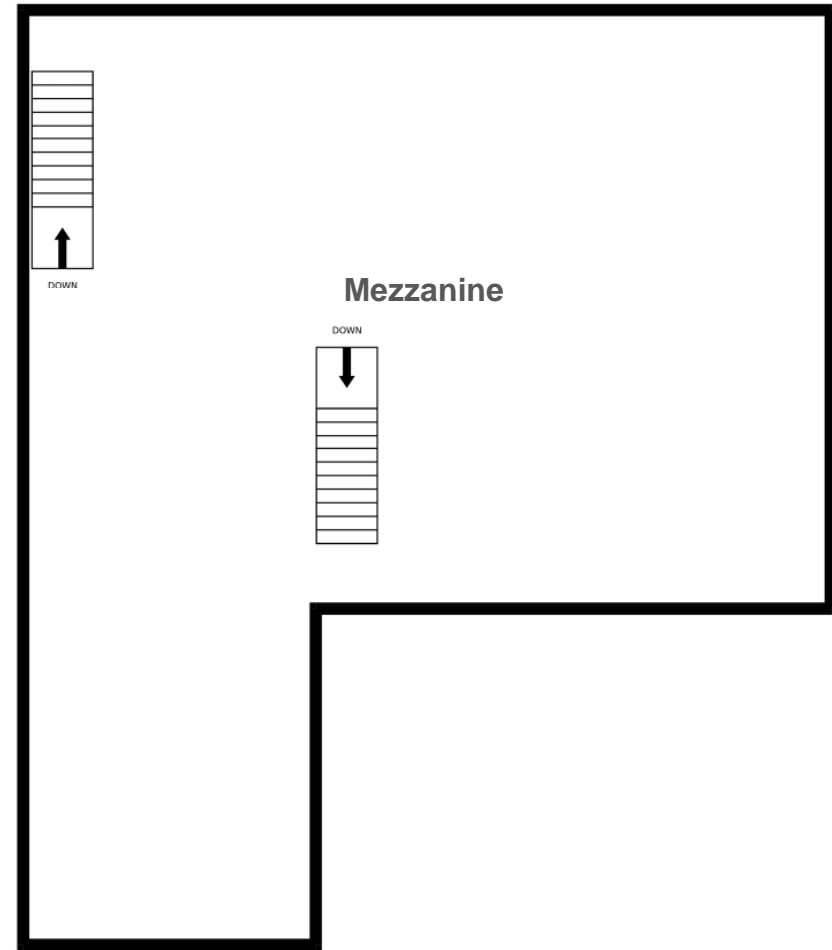
James Wright
E: jw@fennwright.co.uk

John Logan
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GROUND FLOOR



1ST 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.
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Indicative Floor Plan Only

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