



FOR SALE

Two storey office with parking adjacent Witham train station

4 Atlantic Square, Witham, Essex CM8 2TL

GUIDE PRICE

£237,500

AVAILABLE AREA [NIA]

1,379 sq ft

[128.14 sq m]

IN BRIEF

- » 5 Allocated car parking spaces
- » Adjacent Witham train station
- » Convenient access to A12 dual carriageway

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

Atlantic Square forms an office scheme generally comprising two storey terraced office buildings around a central landscaped garden area and pond. To the front of the scheme is car parking.

The property provides two storey, predominantly open plan, office accommodation with meeting rooms/offices on both floors. The accommodation benefits from suspended ceiling with recessed lighting, central heating and air conditioning in part, carpet and perimeter trunking. There is a kitchen on the ground floor and WCs on both floors. Externally there are 5 demised car parking spaces.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Ground Floor:	642 sq ft	[59.68 sq m]
» First Floor:	737 sq ft	[68.46 sq m]
» Total:	1,379 sq ft	[128.14 sq m]

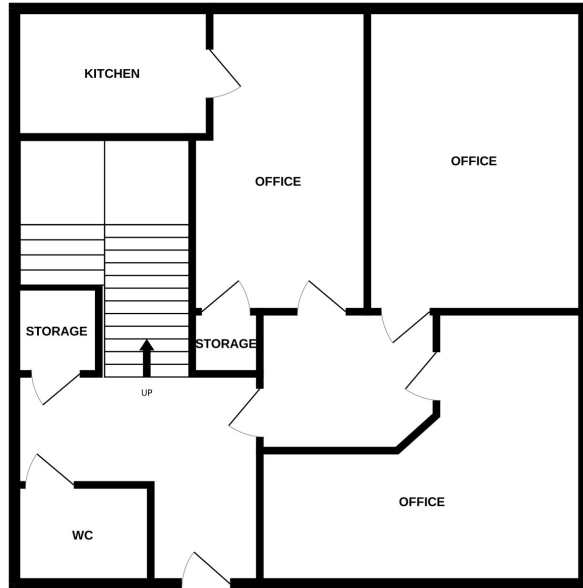
SERVICES

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.

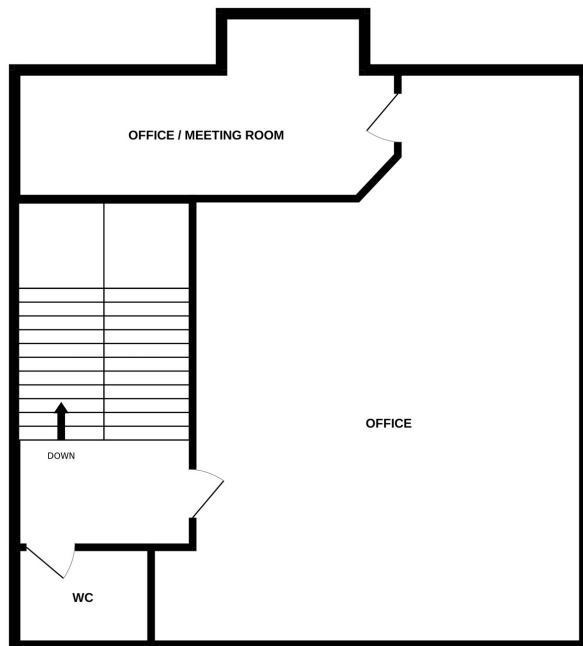


Floorplans - Not to Scale and for Indicative Purposes Only

Ground Floor



First Floor



LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

EPC

D - 86.

BUSINESS RATES

4 Atlantic Square is listed in the Valuation Office Agency rating list as follows:

Rateable Value:	£15,500
Approx. Rates Payable (2024/25):	£7,734.50

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.

TITLE

Freehold under title number: EX676666.

6 Atlantic Square is also for sale and forms part of the same title. In the event the properties are sold separately the title will be split upon sale.

SERVICE CHARGE

There is an annual estate service charge. Further details are available upon request.

TERMS

The freehold of 4 Atlantic Square is for sale by way of private treaty at a guide price of £237,500 plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA THE JOINT SOLE AGENTS:**

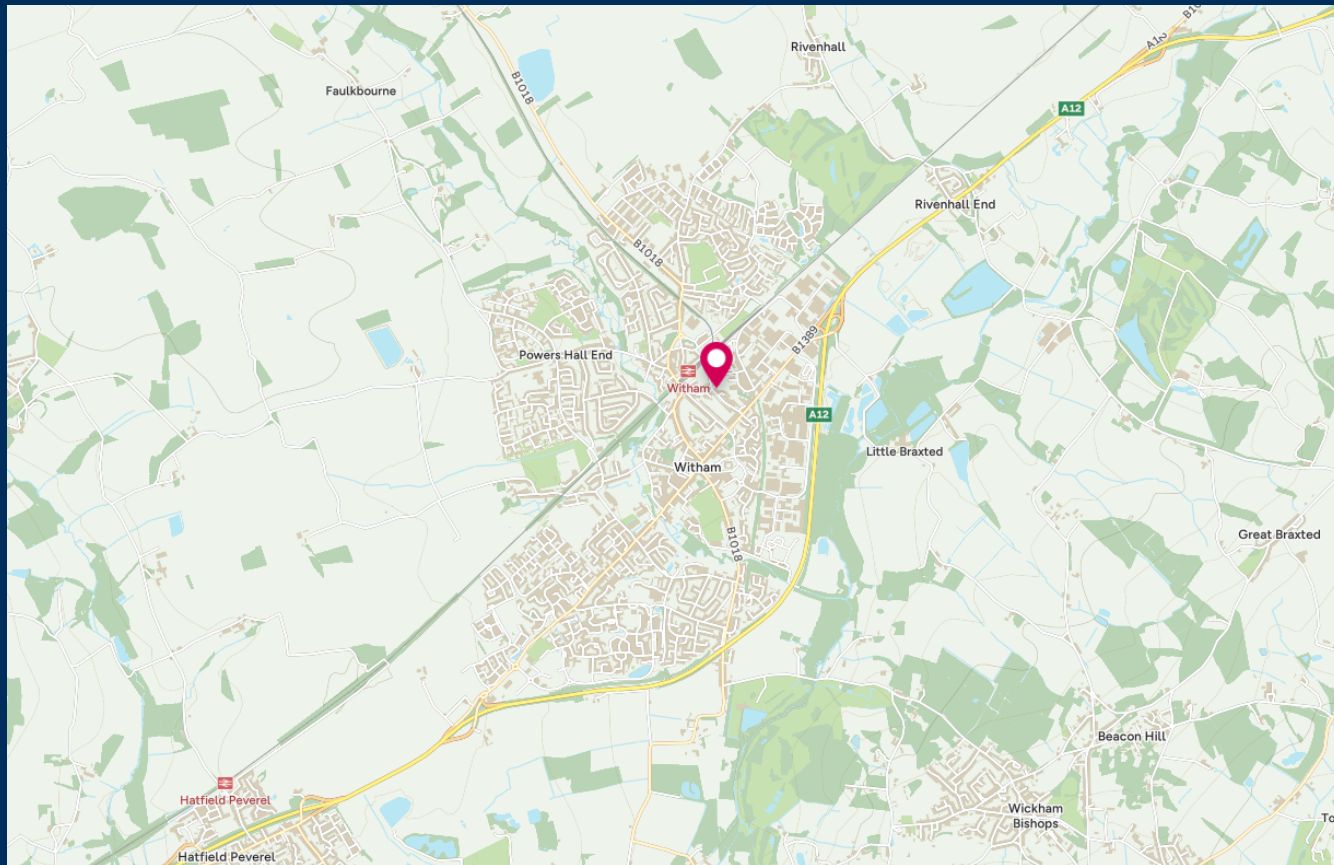
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Or

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Particulars created May 2024

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