



FOR SALE

Part let office with car parking adjacent Witham train station

6 Atlantic Square, Witham, Essex CM8 2TL

GUIDE PRICE

£345,000

AVAILABLE AREA [NIA]

2,401 sq ft

[223.12 sq m]

IN BRIEF

- » First floor let at £15,200 per annum
- » Flexible open plan space
- » 8 car parking spaces

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 landscaped garden area and pond. To the front of the scheme is private car park.

The property provides 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 and kitchenettes on both floors and 8 demised car parking spaces.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Ground Floor:	1,137 sq ft	[105.66 sq m]
» First Floor:	1,264 sq ft	[117.45 sq m]
» Total:	2,401 sq ft	[223.12 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.

LOCAL AUTHORITY

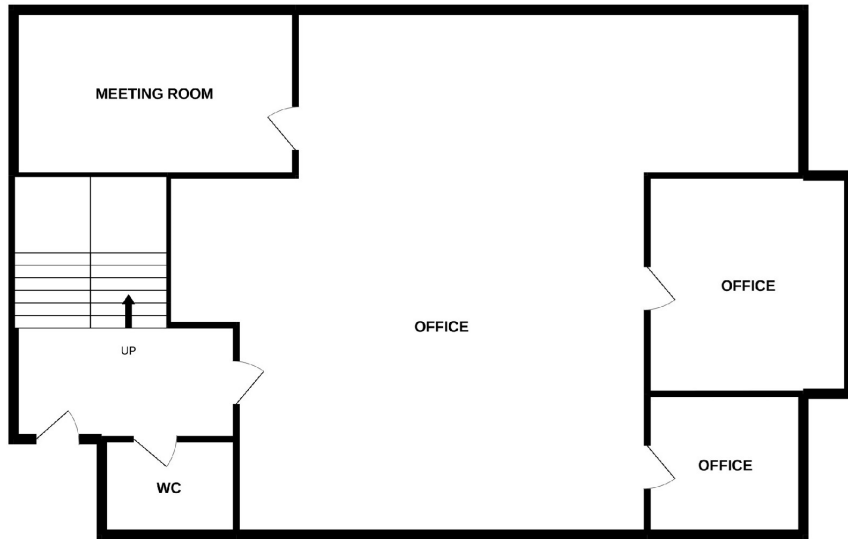
Braintree District Council

T. 01376 552525

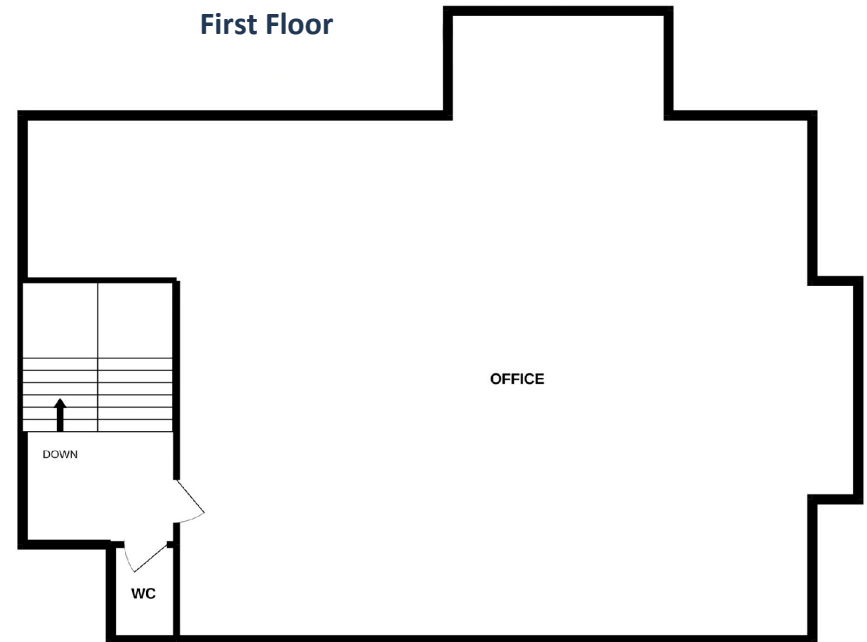


Floorplans - Not to Scale and for Indicative Purposes Only

Ground Floor



First Floor



BUSINESS RATES

The property is listed in the Valuation Office Agency rating list as follows:

Ground Floor Rateable Value:	£12,750
Approx. Rates Payable (2024/25):	£6,362.25
First Floor Rateable Value:	£14,500
Approx. Rates Payable (2024/25):	£7,235

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

EPC

C - 60.

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 21st January 2022 for a term of 5 years subject to a Tenant only Break Clause on 3rd 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.

TITLE

Freehold under title number: EX676666.

4 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 and building service charge. Further details are available upon application.

VAT

We understand that the property is elected to VAT.

TERMS

The freehold interest of 6 Atlantic Square is for sale at a guide price of £345,000 plus VAT.

LEGAL COSTS

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

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

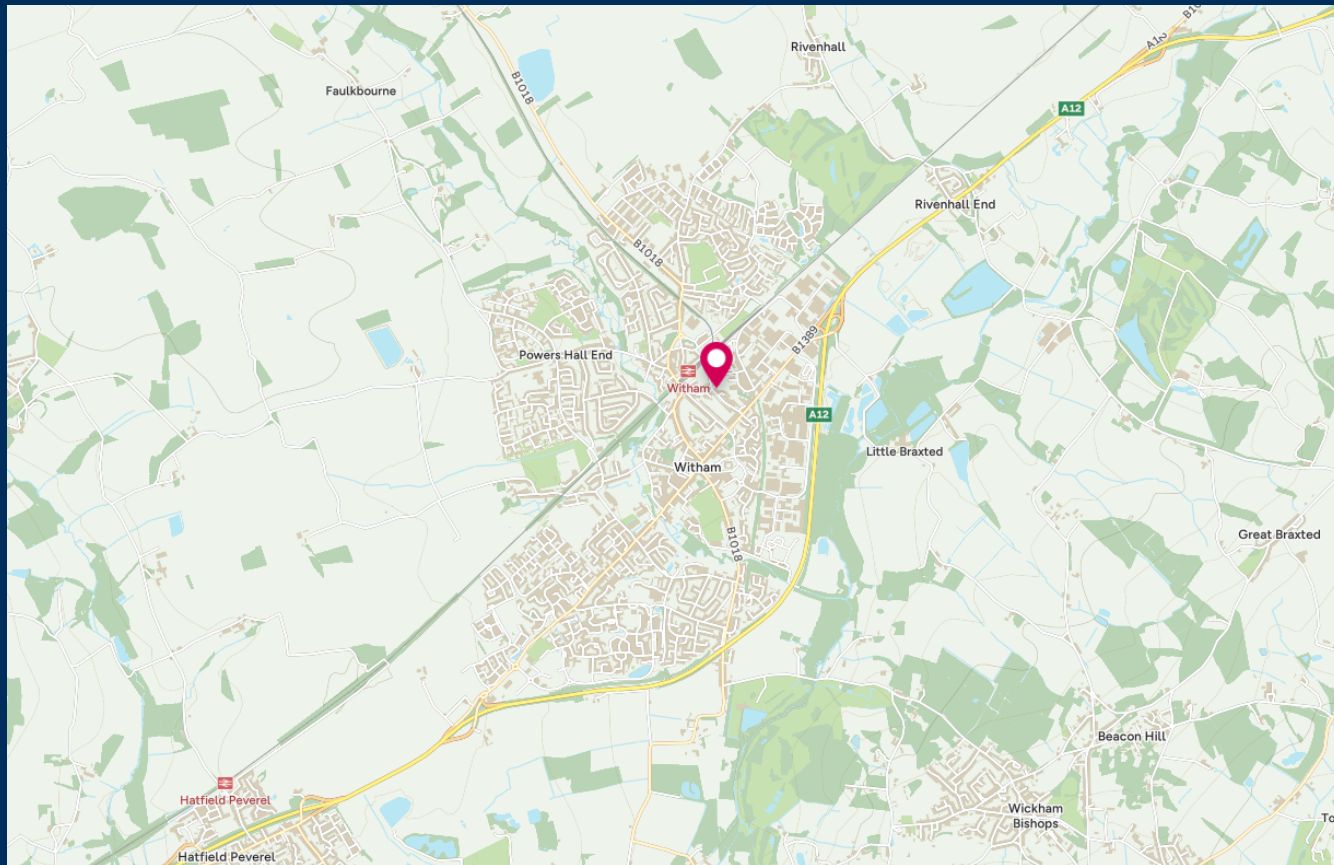
**Fenn Wright
64 Newland Street
Witham
CM8 1AH**

**Contact:
John Logan
E: jdj@fennwright.co.uk**

**fennwright.co.uk
01376 530135**

Or

**Jon Ablewhite Chartered Surveyor
John Ablewhite
E. jon@mrallp.co.uk
T. 01206 505707**



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.

OS licence no: TT000311015

Particulars created May 2024

Fenn Wright

