



TO LET

Industrial/Warehouse Premises

Unit 3D Moss Road, Witham, Essex, CM8 3UW

QUOTING RENT

£72,000 Per Annum Exclusive

AVAILABLE AREA [GIA]

7,024 sq. ft.
[652.56 sq m]

IN BRIEF

- » Available Q2 2025
- » Established Industrial Estate within Close Proximity to the A12
- » Three Phase Power and Gas Supply

LOCATION

The property is located on Moss Road, a turning 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 property comprises a mid terrace industrial/warehouse unit of steel portal frame construction. The property benefits from a minimum eaves height of 5.00m rising to 6.25m at the apex. There is a steel concertina door from the forecourt, which provides private car parking and loading/unloading facilities. At the front of the building is a single storey block which provides offices and WC facilities. Please note the photographs shown were taken prior to the current tenants occupation.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Industrial/Warehouse	6,532 sq ft	[606.80 sq m]
» Office/WC's	492 sq ft	[45.76 sq m]
» Total:	7,024 sq ft	[652.56 sq m]

SERVICES

We understand the property is connected to mains water, drainage, 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.



PHOTOS TAKEN PRIOR TO THE CURRENT TENANTS OCCUPATION

Indicative Plans Only - Not to Scale



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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ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band D (91) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value of £51,500. Therefore estimated annual rates payable of approximately £28,119 (2024/25). Interested parties are advised to make their own enquiries.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

SERVICE CHARGE

We are advised by our client there is a service charge provision within the lease. Further details are available upon request.

TERMS

The property is available on a new lease for a term of years to be agreed.

RENT

£72,000 Per Annum Exclusive

VAT

We understand VAT will not be applicable to the rent.

LEGAL COSTS

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





A12
Junction 22

◀ Colchester / Ipswich
Felixstowe

A12

Chelmsford / M25 /
London ▶

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Essex
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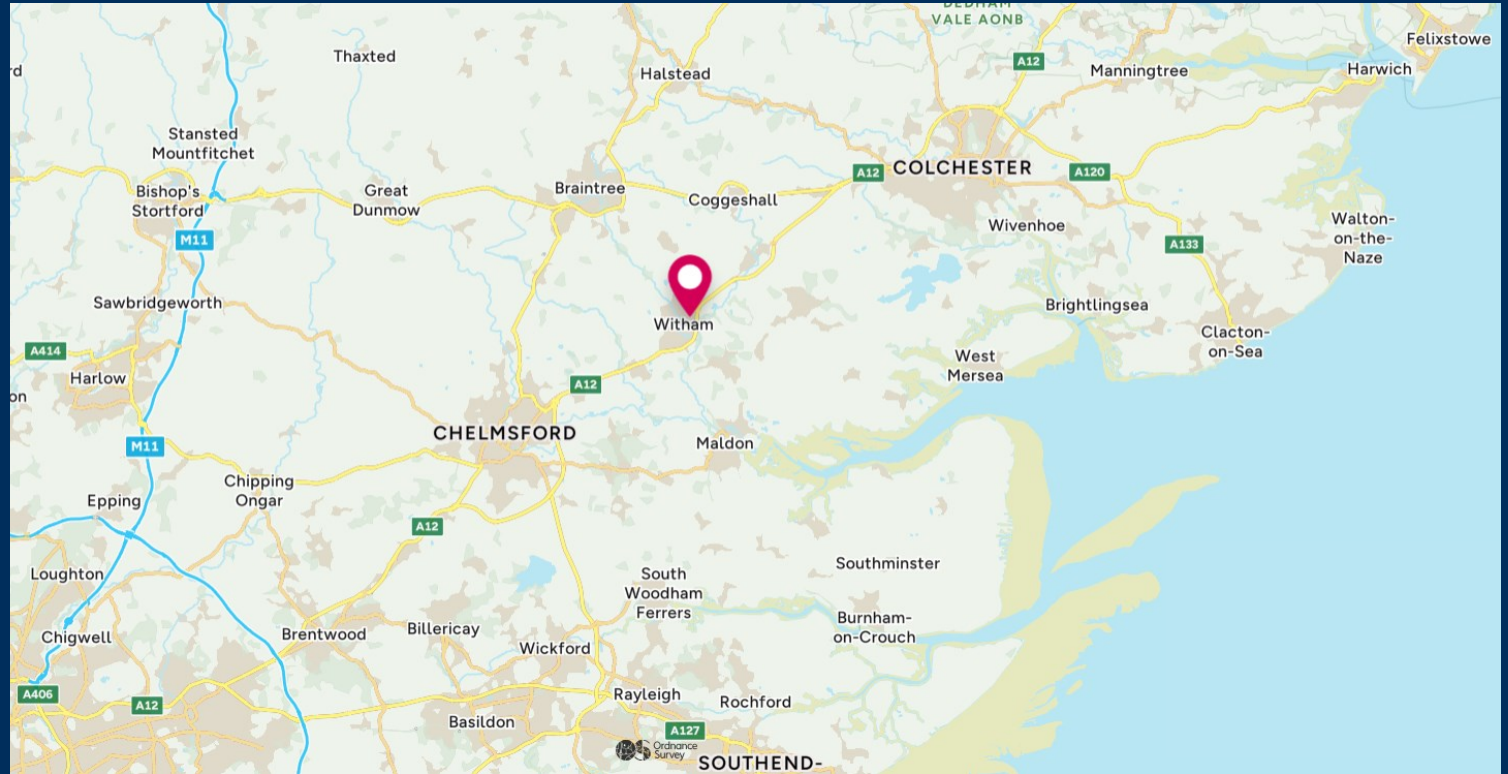
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Particulars created January 2025

