



**TO LET**

**Modern Industrial/Warehouse with Offices and Parking**

Unit 5 Bellcroft, Eastways Industrial Estate,  
Witham, Essex, CM8 3YU

**QUOTING RENT**

**£47,500 Per Annum Exclusive**

**AVAILABLE AREA [GIA]**

**3,611 sq ft**  
[335.53 sq m]

## IN BRIEF

- » Modern Industrial Unit Constructed in 2016
- » Established Estate in Close Proximity to the A12
- » Office Accommodation
- » Parking and Loading Area

## LOCATION

The property is situated on a private cul-de-sac estate road known as Bellcroft which is situated on the established Eastways Industrial Estate. Eastways Industrial Estate is located approximately one mile to the north east of Witham town centre and is less a mile from Junction 22 of the A12. The A12 provides good connections to the East coast ports of Felixstowe & Harwich, the M25, M11 and Stansted Airport. A frequent main line rail service is available from Witham Station to London Liverpool Street with a journey time of approximately 45 minutes.

## DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse unit of steel portal frame construction with part brick and part clad elevations. The property has a minimum eaves height of 5.75m rising to 6.50m at the apex. The warehouse can be accessed from the block paved secure yard via an electric roller shutter door. The warehouse is air conditioned and is suitable for the storage of products which require an ambient temperature.

At the front of the property on the ground floor is an office and two WC's. Above the offices is an area which is currently used for storage, however with a concrete floor and windows to the front elevation the area may suit alternative uses such as offices or manufacturing.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

### » Ground Floor

- » Industrial/Warehouse 2,675 sq ft [248.53 sq m]
- » Office, Kitchen and WC's 468 sq ft [43.50 sq m]

### » First Floor

- » Storage 468 sq ft [43.50 sq m]
- » Total: 3,611 sq ft [335.53 sq m]



◀ Colchester / Ipswich /  
Felixstowe

Chelmsford / M25 /  
London ▶

A12  
Junction 22

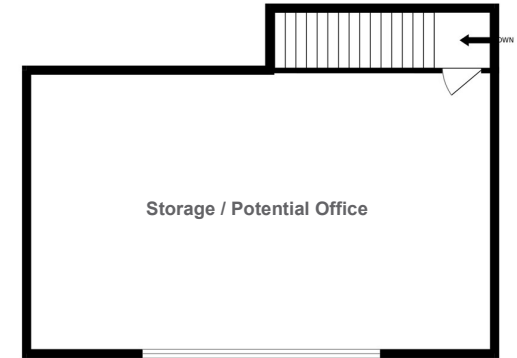


# Indicative Plan Only - Not to Scale

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.  
Made with Metropix ©2024

## BUSINESS RATES

We are advised that the premises have a rateable value of £34,500. Therefore estimated annual rates payable of approximately £17,215.50 (2024/25). Interested parties are advised to make their own enquiries.

## 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.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (56) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## PLANNING

The property has an established B1, B2 & B8 Use Class.

## LOCAL AUTHORITY

Braintree District Council  
T. 01376 552525

## TERMS

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

## QUOTING RENT

£47,500 Per Annum Exclusive.

## VAT

We understand VAT will be applicable to the rent.

## LEGAL COSTS

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



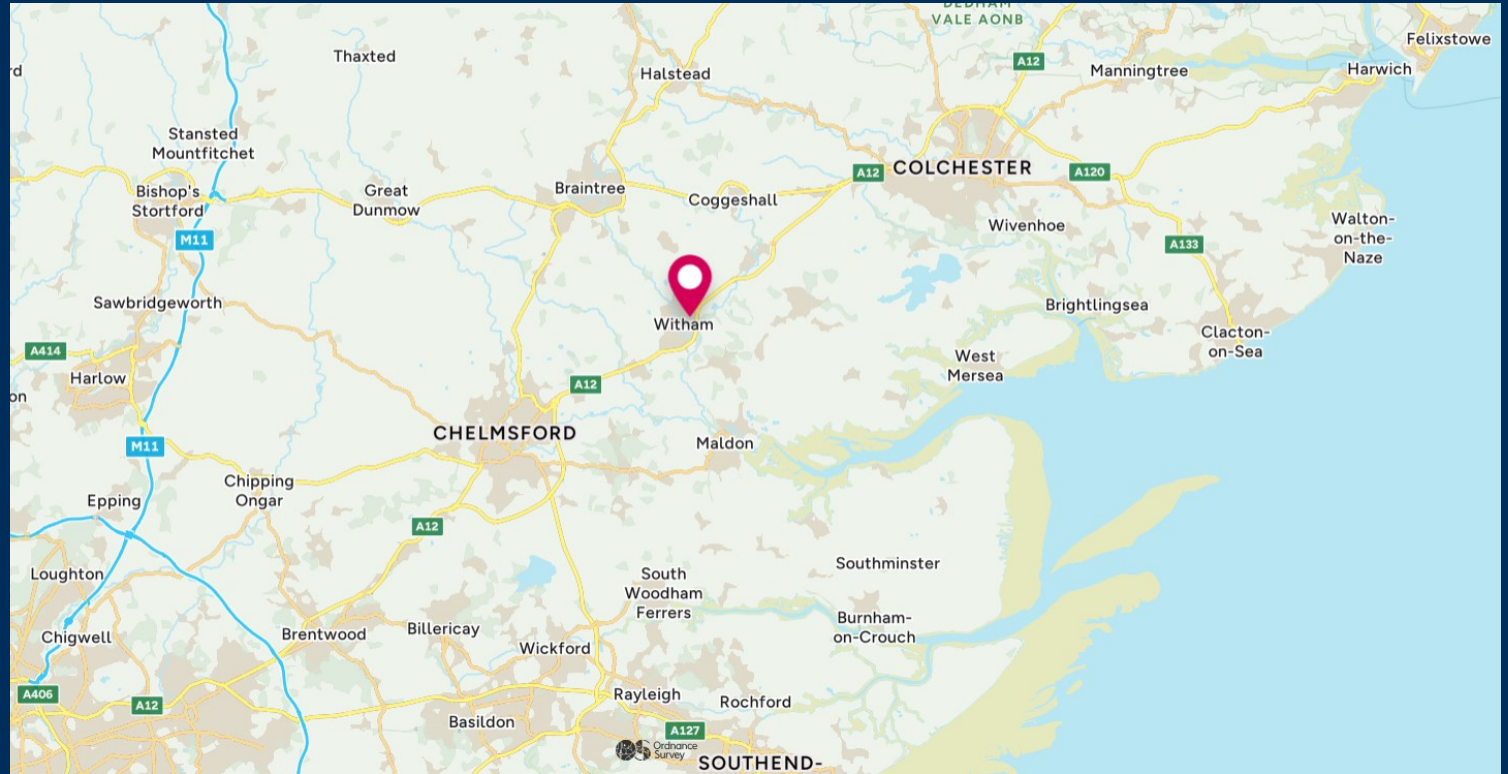
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
64 Newland Street  
Witham  
Essex  
CM8 1AH

Contact:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

[fennwright.co.uk](http://fennwright.co.uk)  
01376 530135



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they 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 September 2025

