



AVAILABLE TO LET

Refurbished Industrial/Warehouse with Offices and Parking

**Unit 6, Wheatear Industrial Estate, Witham,
Essex, CM8 3YY**

RENT

£15,000 Per Annum Exclusive

AVAILABLE AREA

884 sq ft

[82.10 sq m]

IN BRIEF

- » Exempt from Business Rates Subject to Individual Circumstances
- » Available Immediately
- » Established Industrial Estate within Close Proximity to the A12
- » Three Phase Power
- » Allocated Parking
- » Office Accommodation

LOCATION

Wheatear Industrial Estate is located on the established Freebournes Industrial Estate adjacent to 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 frequent services to London Liverpool Street with an approximate journey time of 45 minutes.

DESCRIPTION

The property comprises a mid terraced industrial/warehouse unit which benefits from an up and over access door, office/reception, three phase power and WC facility. Externally allocated car parking is provided.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 884 sq ft [82.10 sq m] approx.

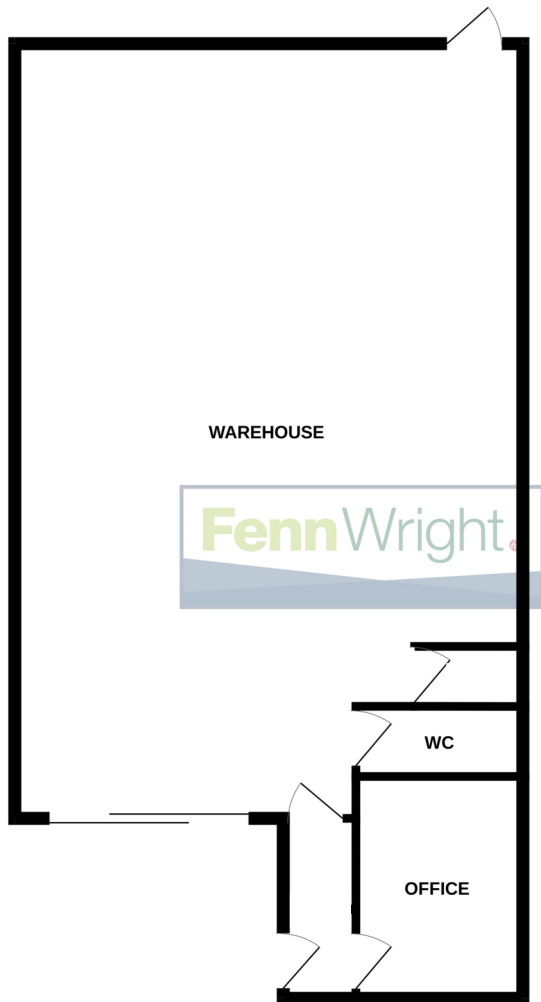
SERVICES

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 that the premises fall within class E (124) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.





TERMS

The premises are available to let on a new effective Full Repairing and Insuring lease, with lease length and terms to be agreed, at a rent of £15,000 per annum plus VAT.

SERVICE CHARGE

We are advised by our client there is a service charge provision within the lease. The service charge for the current financial year is approximately £69.20 per month.

BUSINESS RATES

We are advised that the premises have a rateable value of £11,500. Therefore estimated rates payable of approximately £5,738 for the current year.

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.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The building insurance for this financial year is £261.321 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

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

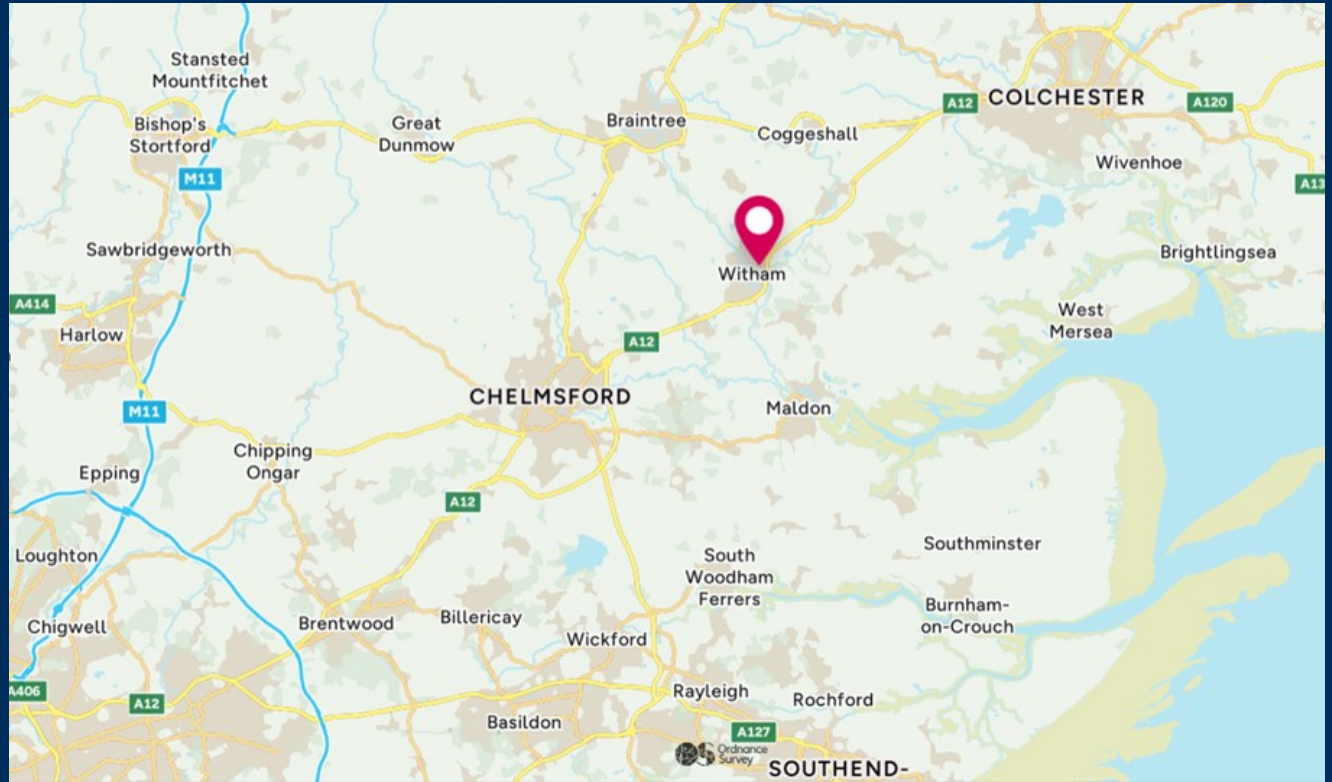
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created August 2025

