



TO LET

Extensively Refurbished Trade Counter / Industrial / Warehouse

Unit C Eastways, Eastways Industrial Estate,
Witham, Essex, CM8 3YQ

QUOTING RENT

£65,325 Per Annum Exclusive

AVAILABLE AREA [GIA]

5,226 sq ft
[485.50 sq m]

IN BRIEF

- » Available Immediately
- » EPC Rated A Property
- » Established Estate in Close Proximity to the A12

LOCATION

The unit is located on the established Eastway's Industrial estate just off of the A12 which provides convenient access to Junction 28 of the M25 to the south and the East Coast Ports of Harwich and Felixstowe to the north. 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 of steel portal frame construction with a minimum eaves height of 5.20m. The property has recently been refurbished and benefits from a new roof with PV panels, electric roller shutter door, trade counter entrance and LED lighting. Offices and male & female WC facilities are located at the front of the property. Externally there is a loading and unloading area and nine allocated car parking spaces.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Industrial/Warehouse	4,768 sq ft	[442.95 sq m]
» Office, Kitchen and WC's	458 sq ft	[42.55 sq m]
» Total:	5,226 sq ft	[485.50 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band A (24) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



Chelmsford / M25 / London

Colchester / Ipswich / Felixstowe

A12

Toolstation

Screwfix

Howdens



BUSINESS RATES

We are advised that the premises have a rateable value of £41,500. Therefore estimated annual rates payable of approximately £20,708 (2024/25). Interested parties are advised to make their own enquiries.

SERVICE CHARGE

We understand a service charge is applicable. Further details are available upon request.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

TERMS

Our client is seeking a new Full Repairing and Insuring Lease for a Term of years to be agreed.

QUOTING RENT

£65,325 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.



Indicative Plan Only - Not to Scale



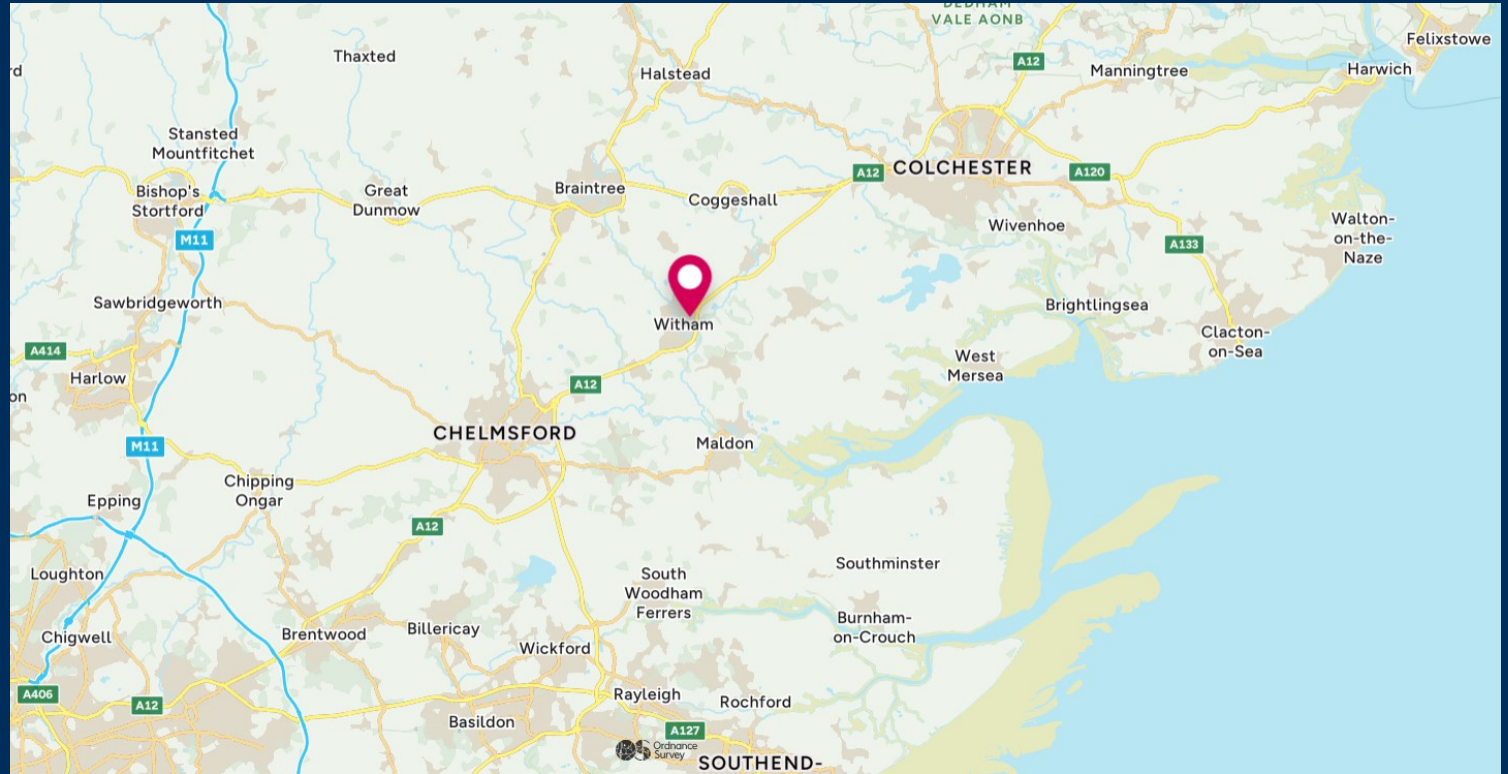
VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:

Fenn Wright
James Wright
E: jw@fennwright.co.uk

OR

Savills
Phil Dennis
E: pdennis@savills.co.uk

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 May 2025

