

SOUTH WOODHAM FERRERS



TO LET

Unit 3 Fengates
Haltwhistle Road
South Woodham Ferrers
Essex
CM3 5ZA

INDUSTRIAL
1,250 SQ.FT. (116 SQ.M.)

-  Open Plan Industrial Unit
-  Boasts Good Road Connections
-  Immediate Occupancy
-  Roller Shutter Access
-  Rent Only £15,000 Per Annum exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This industrial unit is situated on the Fengates Industrial Estate in South Woodham Ferrers, which is in Essex. It is strategically positioned with easy access to major roads, including the A132 and A130 which connects to the M25 and wider Essex.

This empty ground floor unit offers a versatile, open-plan space. The unit is accessible via large roller shutter, providing ease of entry for goods and equipment.

Roller shutters 3.1 x 3.7 eaves max 6 metres.



ACCOMMODATION:

UNIT – 1,250 SQ.FT. – 116 SQ.M.

TERMS:

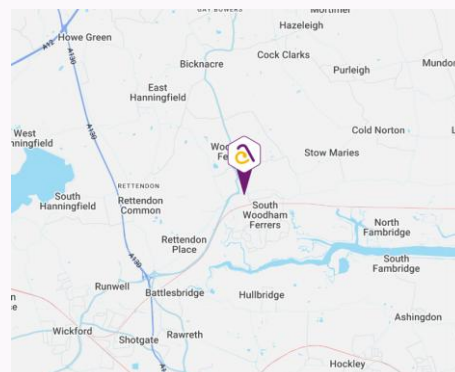
The premises is available to let upon on anew full repairing and insuring lease for 5 years.

SERVICE CHARGE:

Service Charge is Applicable.

EPC:

B - 44



BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606606.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE:

Leasehold.

RENT:

Rent Only £15,000 Per Annum Exclusive.

VAT:

Plus VAT If Applicable.

VIEWING:

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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