

PHOTOS TAKEN PRIOR TO THE CURRENT TENANTS OCCUPATION

FennWright



**TO LET - TO BE 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 April 2025
- » Anticipated EPC Rating of A
- » 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 brick/block walls and insulated panels above. The property is to be extensively refurbished and will benefit from a new roof with PV panels, an electric roller shutter door, trade counter entrance and a minimum eaves height of 5.20m. Offices and male & female WC facilities are located at the front of the property. Externally there is a loading and unloading area outside the roller shutter access door 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]
» <b>Total:</b>	<b>5,226 sq ft</b>	<b>[485.50 sq m]</b>

## SERVICES

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

The property will be reassessed following completion of the refurbishment works. It is anticipated the building will have an EPC rating of "A".



Colchester / Ipswich /  
Felixstowe

Chelmsford / M25 /  
London

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 there is a service charge for the maintenance of the external areas. Further details are available upon request.

### **PLANNING**

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

### **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.

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### **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



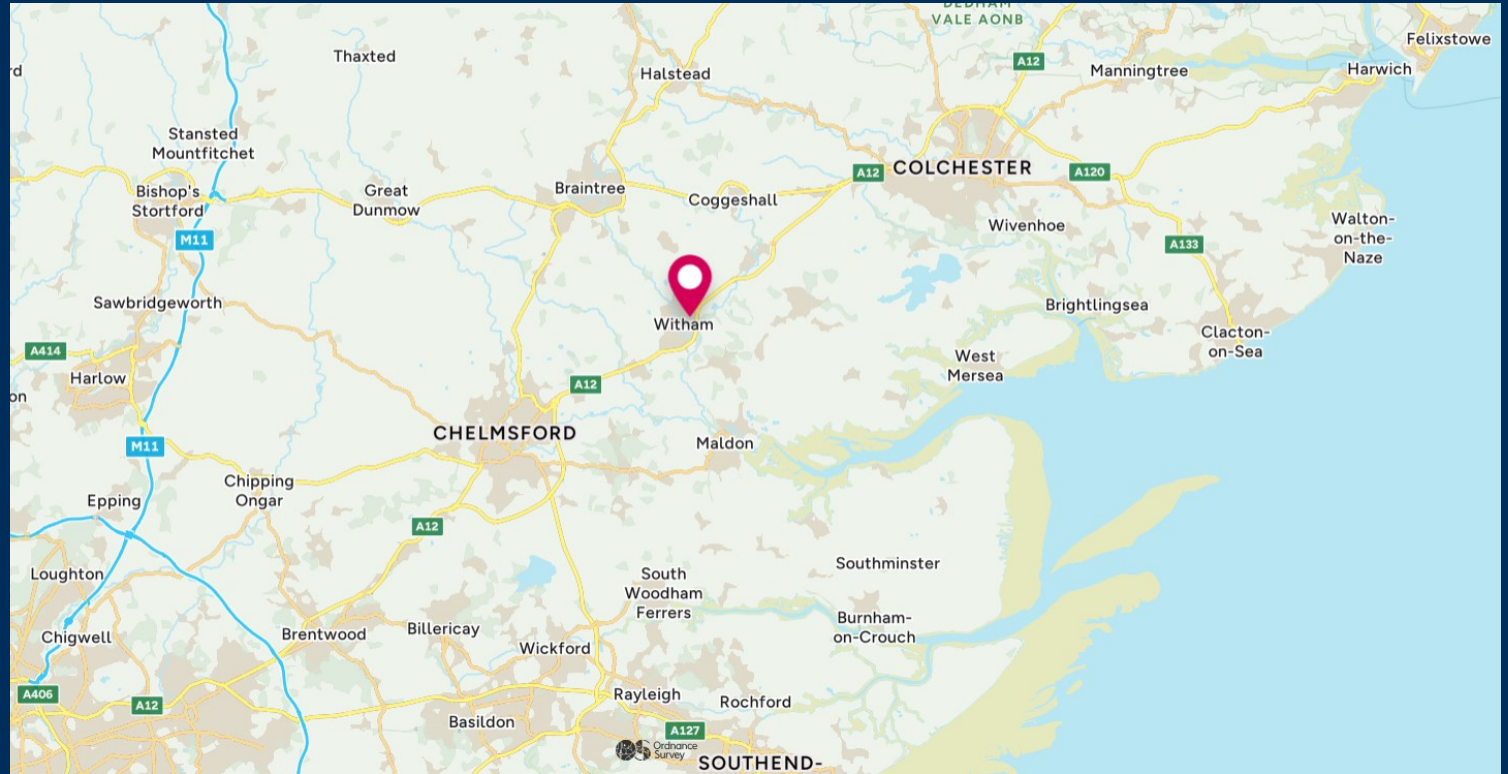
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Particulars created December 2024

