



FOR SALE FREEHOLD

Industrial/Warehouse with Mezzanine, Offices and Parking

**Unit 11a Moss Road, Freebournes Industrial
Estate, Witham, Essex, CM8 3UQ**

GUIDE PRICE

£775,000

AVAILABLE AREA [GIA]

7,511 sq ft
[697.77 sq m]

IN BRIEF

- » **Rare Freehold Opportunity**
- » **Well Presented - Internal Viewing Highly Recommended**
- » **Established Estate in Close Proximity to the A12**

LOCATION

The property is situated on the established Freebournes Industrial Estate to the north east of Witham town centre and less than 0.5 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 mid terrace industrial/warehouse unit of concrete portal frame construction to an minimum eaves height of 6.00m under a pitched insulated roof. There is a mezzanine which covers approximately 70% of the warehouse/workshop area. The mezzanine is well presented and incorporates inset LED lighting. The mezzanine can be removed entirely or in part if it is not required by the prospective purchaser. At the front of the building is a single storey office section which provides office/reception areas as well as WC and kitchenette facilities. Externally allocated parking for seven vehicles is provided as well as a loading area.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

- | | | |
|------------------------|-------------|---------------|
| » Industrial/Warehouse | 4,040 sq ft | [375.32 sq m] |
| » Office/Kitchen/WC | 668 sq ft | [62.05 sq m] |

» First Floor

- | | | |
|-------------|-------------|---------------|
| » Mezzanine | 2,803 sq ft | [260.40 sq m] |
| » Total: | 7,511 sq ft | [697.77 sq m] |

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band C (70) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

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.



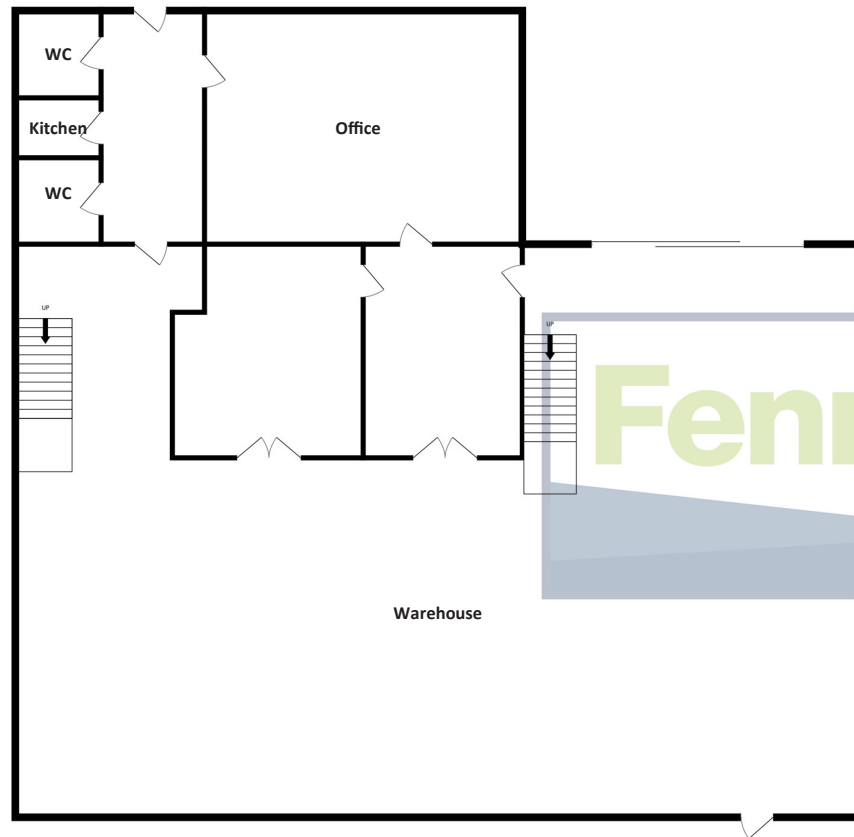
Junction 22

A12



Indicative Plan Only - Not to Scale

GROUND FLOOR



1ST FLOOR



BUSINESS RATES

We are advised that the premises have a rateable value of £42,000 Therefore estimated annual rates payable of approximately £18,144 (2026/27). Interested parties are advised to make their own enquiries.

PLANNING

We understand the premises has an established B2 & B8 Use. All parties are advised to speak to the Local Authority for clarification of their intended use.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

WITHAM INDUSTRIAL WATCH

Witham Industrial Watch was set up by a network of local businesses to provide amongst other things, effective estate management and enhanced security throughout the towns industrial areas. By obtaining Business Improvement District funding WIW has employed an estate manager, installed Automatic Number Place Recognition and improved signage throughout the industrial areas. Further information can be found at www.withamindustrialwatch.co.uk.

TITLE

The property is held freehold under Title EX893484.

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£775,000 (Seven Hundred and Seventy Five Thousand Pounds).

VAT

We understand VAT is applicable.

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 purchaser's identity prior to the instruction of solicitors.



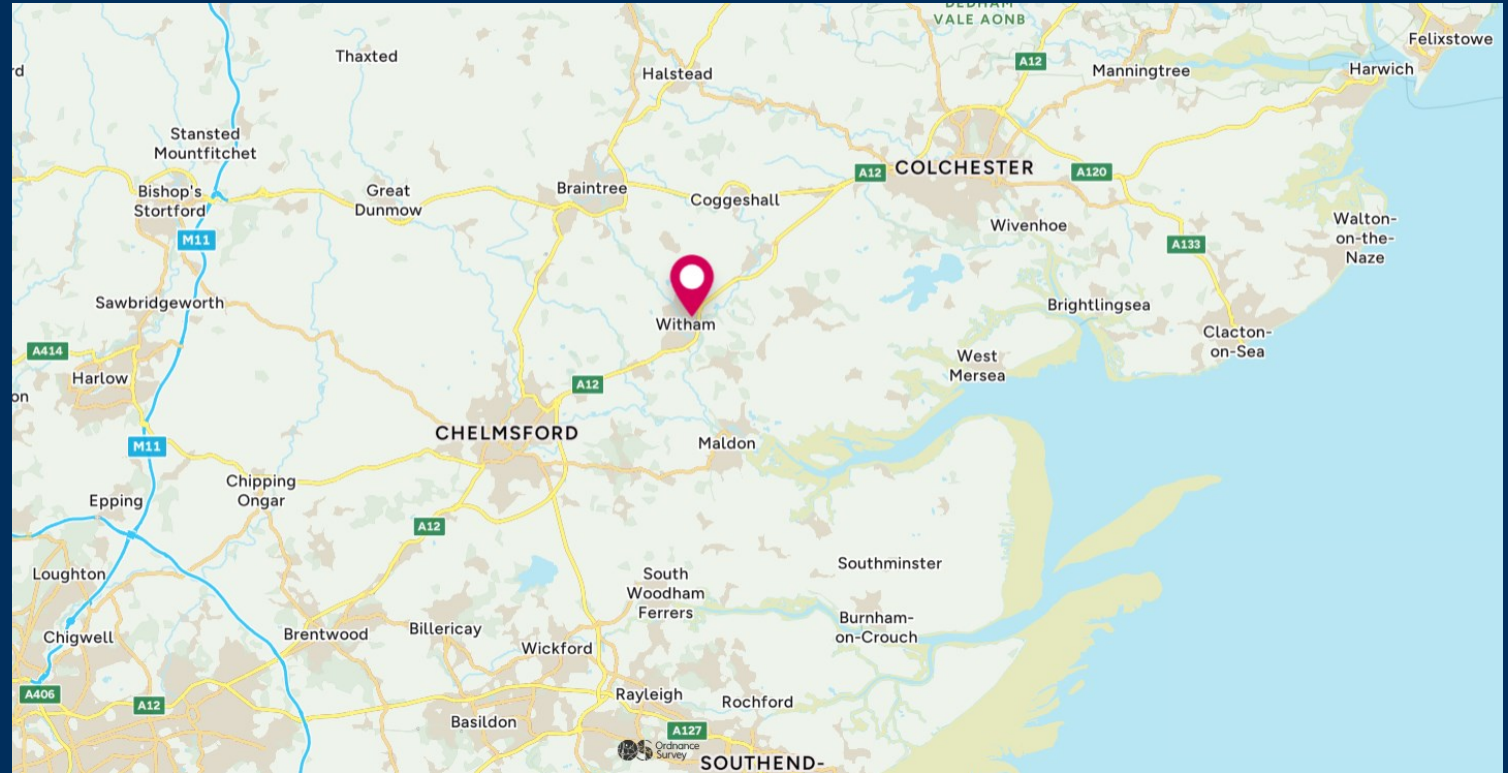
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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Particulars created April 2026

Fenn Wright

