

# Unit 4 - Waterside Business Park

EASTWAYS, WITHAM, ESSEX, CM8 3PL

TO LET - 56,962 ft<sup>2</sup> (5,291.9 m<sup>2</sup>) - Warehouse Unit



## KEY HIGHLIGHTS

- Detached Warehouse
- 56,962 ft<sup>2</sup> (5,291.90 m<sup>2</sup>)
- 7 Dock level loading doors
- 1 Level loading door
- 30m yard depth
- Eaves Height - 7.8m
- Access to J.22 of A12
- 24 onsite car parking spaces



## LOCATION

The premises are located on Eastways a popular industrial area to the east of Witham in close proximity to Junction 22 of the A12.

Witham has excellent road links with Central London 41 miles (66 km) to the south west, the M25 23 miles (37 km) to the south west, Chelmsford 10 miles (16 km) to the south west, Stansted Airport and the M11 22 miles (35 km) to the north west and the Port of Felixstowe 41 miles to the north east.

The town is served by a main line rail service to London Liverpool Street with a fastest journey time of approx.. 44 minutes.

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## DESCRIPTION

The premises are understood to have been built in 2002 and comprise a steel portal frame warehouse with insulated panelling to the roof and elevations with inset brickwork and glazing to the office areas.

Internally there are offices provided over ground and first floor levels with a mix of meeting rooms, open plan and cellular offices together with staff breakout and welfare facilities. There is an 8 person passenger lift providing access to the first floor.

The warehouse benefits from 7 dock level doors, 1 level loading door, an eaves height of C.7.8m, LED lighting, racking and set within a secure gated site with a yard depth of 30m.

To the front of the property is a car parking area with provides parking for C. 24 cars, together with a cycle store.

The property occupies a site of approx.. 2.37 acres (0.96 ha).

## ACCOMMODATION

On a Gross Internal Area (GIA) basis the premises provide the following approximate floor areas:

Description	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor - Warehouse	39,038	3,626.76
Ground Floor - Office/Ancillary	4,245	394.34
First Floor - Office/Ancillary	4,922	457.3
First Floor - Store/Mezzanine	796	73.9
Mezzanine - Offices	1,511	140.4
Mezzanine - Storage	6,450	599.2
<b>Total</b>	<b>56,962</b>	<b>5,291.9</b>

The property occupies a site of approx.. 2.37 acres (0.96 ha).



## BUSINESS RATES

From internet enquiries of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) website we understand that the premises have a Rateable Value of £360,000 (April 2023 Listing).

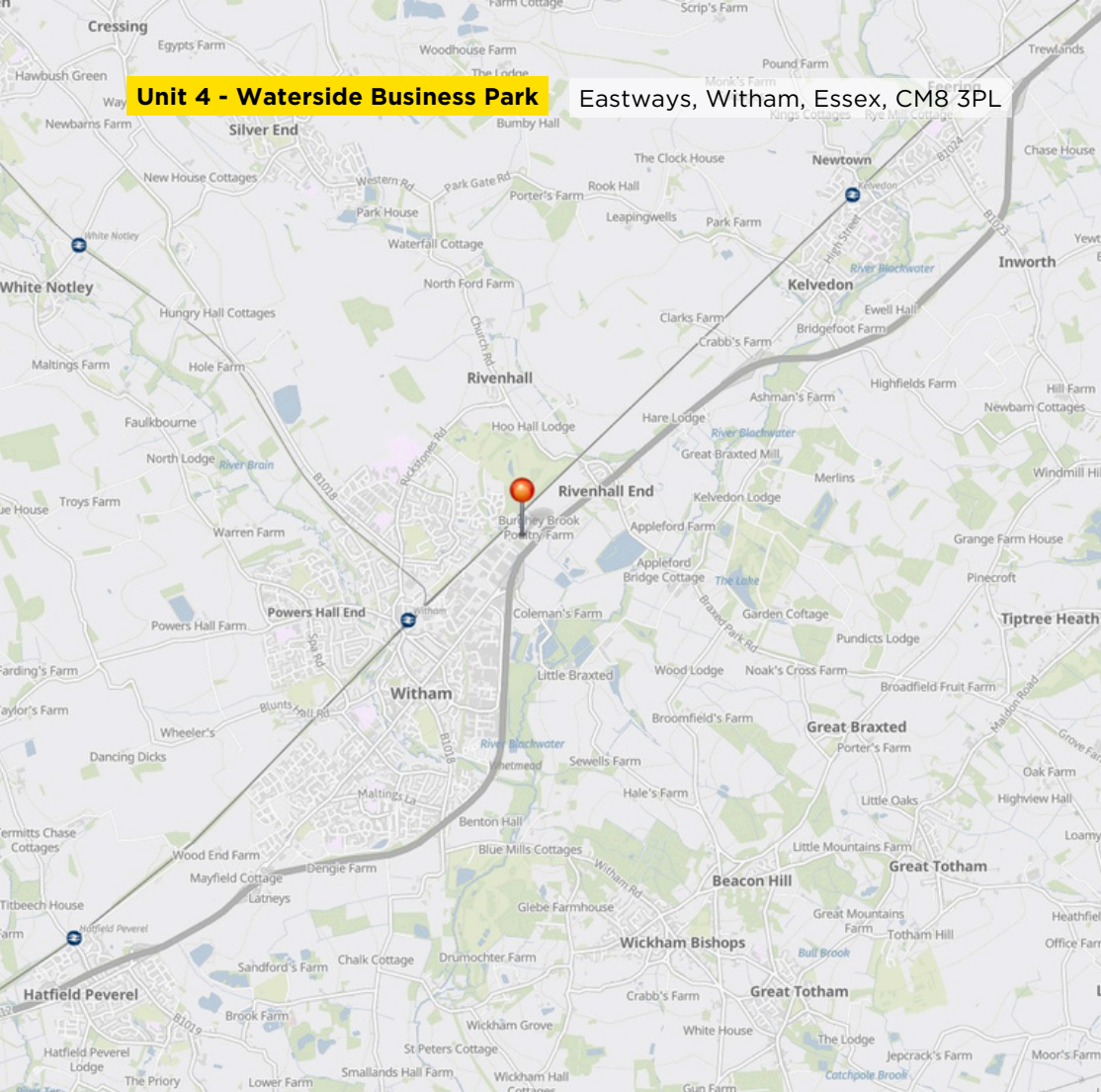
## EPC

The premises have an EPC rating of B:44.

## PLANNING

Planning consent was granted on 25<sup>th</sup> July 2001 for the 'Erection of a new warehouse with offices' Ref: 01/00356/FUL a use which falls under Class B8 of the Town & Country Planning Act 1987, as amended.

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority, Braintree District Council.



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Eastways, Witham, Essex, CM8 3PL

### IMPORTANT NOTICE

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## SERVICES

It is understood that the property is connected to mains three phase electricity, water, drainage, gas and Fibre Broadband.

We have not tested any of the services and all interested parties should reply upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications links.

## IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## TERMS

The premises are available on a new Full Repairing & Insuring (FRI) Lease for a term by negotiation at a rental of £550,000 pax.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## CONTACT

For further information please contact:

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