

Unit C Eastways Industrial Estate

EASTWAYS, WITHAM, ESSEX, CM8 3YQ



TOOLSTATION

SCREWFIX

A12

HOWDENS

savills

Fenn
Wright

KEY HIGHLIGHTS

- 5,226 ft² (485.5 m²)
- Industrial Premises
- Direct Access to J22 of A12
- Popular Eastways Location
- 9 Car Parking Spaces
- 5.2m Eaves Height
- Refurbished Industrial Unit



LOCATION

The premises are located on the popular Eastways Industrial Estate to the North of Witham. The Unit is in close proximity to Junction 22 of the A12, providing Northbound access to Colchester and Southbound access to Chelmsford, the M25 and onto London. Witham train station is located within a short distance, benefiting from a direct service to London Liverpool Street with a journey time of around 45 minutes.

DESCRIPTION

The premises have recently been refurbished to provide a modern single-storey industrial/warehouse unit of steel frame construction with brick and blockwork walls, with insulated panels above, all under a pitched roof with translucent roof panels and solar panels. The warehouse benefits from a roller shutter door, trade counter pedestrian entrance and an eaves height of 5.2m. Offices are provided on the ground floor at the front of the building, together with welfare facilities including male and female WCs. The offices are fitted with carpeting, LED lighting and A/C. Externally the unit benefits from a loading area and 9 allocated car parking spaces.





ACCOMMODATION

On a Gross Internal Area (GIA) basis the property measures approximately:

Area	ft ²	m ²
Warehouse	4,768	442.95
Office	458	42.54
Total	5,226	485.49

BUSINESS RATES

From investigations of the Valuations Office Agency (www.voa.gov.uk), we have identified the unit has a Rateable Value of £41,500. For Rateable Values under £51,000 the Uniform Business Rates multiplier for the year April 2025/2026 is 49.9p in the £.

SERVICES

Mains water, electricity and drainage is believed to be available to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

PLANNING

Further to our investigations into the Braintree District Council planning portal, we have not had sight of the property's original planning consent. It is therefore assumed all premises have consent for E(g)(iii) (Industrial Uses), B2 (General Industrial) and B8 (Storage & Distribution) uses as defined under the Town & Country Planning (Use Classes) Order 2020.

EPC

A:24

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IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested and therefore no warranty can be given in respect of their condition.

TERMS

The premises are available to rent on terms to be agreed at a quoting rent of £61,500 pax (£11.77 psf).

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

CONTACT

For further information please contact Joint Sole Letting Agents:

Phil Dennis

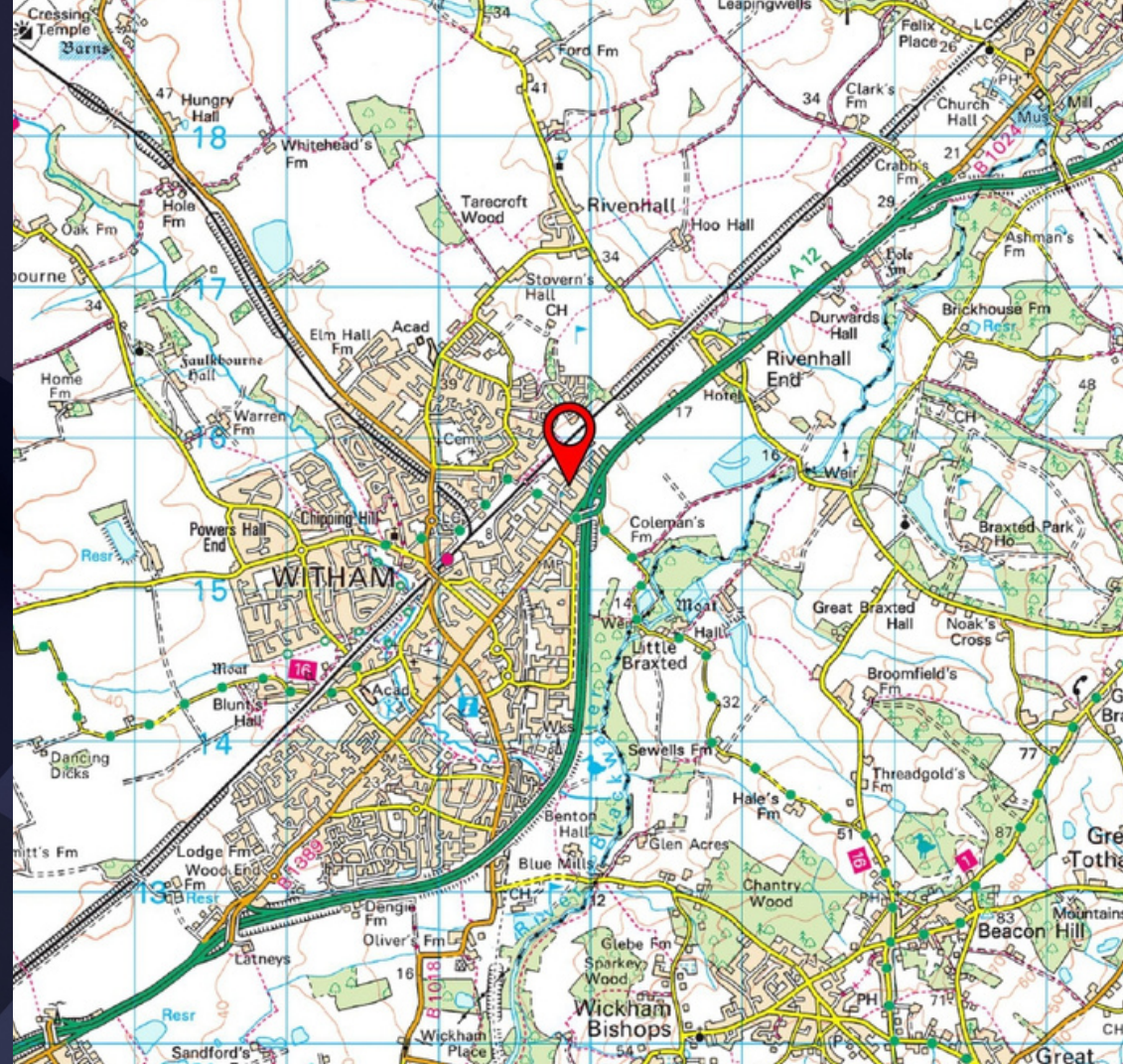
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