



**Ayers & Cruiks**  
COMMERCIAL

1 Wheaton Road, Witham, CM8 3UJ

To Let | 1,286 sq ft

Industrial Unit To Let In Witham



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## Summary

- Rent: £16,075 per annum
- Business rates: Interested parties are advised to contact Braintree District Council 01376 552525
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (57)
- Lease: New Lease

## Contact & Viewings

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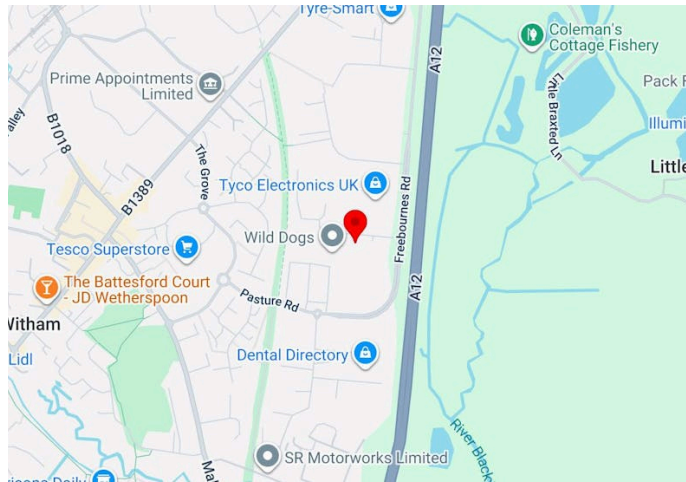
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## Offices

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Tel: 01702 343060

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CM2 6JY  
Tel: 01245 202555



## Key Points

- B1, B2 or B3 Uses
- Steel frame construction
- Roller shutter doors
- 3 Phase power
- Office & WC facilities

## Description

Part of the Opus Business Park Development, the refurbished units offer modern industrial/warehouse space with allocated parking. Features include electric roller shutter doors, steel frame construction, 3 phase power and gas, B1/B2/B8 use classes, dedicated loading and parking areas, office space, and WC facilities.

## Location

The units are on Wheaton Road, just off Freebournes Road, within the Freebournes Industrial Estate. The A12 (Junction 22) is less than a mile away, providing quick access to London and the East Coast ports. The M11 and Stansted Airport are reached via the A120 from Braintree, while Witham Station offers regular trains to London Liverpool Street in about 45 minutes.



## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

## Terms

The units are available to let on new full repairing and insuring leases for a term to be agreed.

## Rent

£16,075 Per Annum Exclusive