

# WITHAM



## TO LET

5

Maldon Road

Witham

CM8 2AA

## INDUSTRIAL

13,694 SQ. FT. (1,272 SQ. M.)



Town centre location



Secure Large Yard



Trade counter & retail frontage



Potential for alternative use



Rent only £70,000 per annum  
exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is located in the centre of Witham Town, with frontage directly onto Maldon Road. It adjoins The Grove shopping centre and Tesco superstore. Witham station is only a short distance away, providing services to Colchester, Ipswich and London Liverpool Street. Excellent vehicle access to the A12 is just a few minutes' drive.

The property itself consists of a secure yard incorporating a retail/trade counter frontage, offices, stores and two bay warehouse/workshops. It is of concrete frame construction with a pitched roof. Internally, it benefits from staff facilities and all mains services, including three-phase power.



## ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor retail / trade counter	969	90
First Floor stores/offices	852	79
Second Floor stores	340	32
Warehouses	2,330	216
Secure Yard	9,203	855

TOTAL	13,694	1,272
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## TERMS

The property is available on a new fully repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

Not Applicable

## EPC

D  
87



Misrepresentation Act 1967

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Witham Town Council on 01376 520627.

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## TENURE

Leasehold

## RENT

£70,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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