



Ayers & Cruiks
COMMERCIAL

5 Maldon Road, Witham, CM8 2AA
To Let | 13,694 sq ft

A secure yard with a retail/trade counter frontage, offices, stores and two bay warehouse/workshops.

5 Maldon Road, Witham, CM8 2AA

Summary

- Rent: £65,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Witham Town Council on 01376 520627.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (87)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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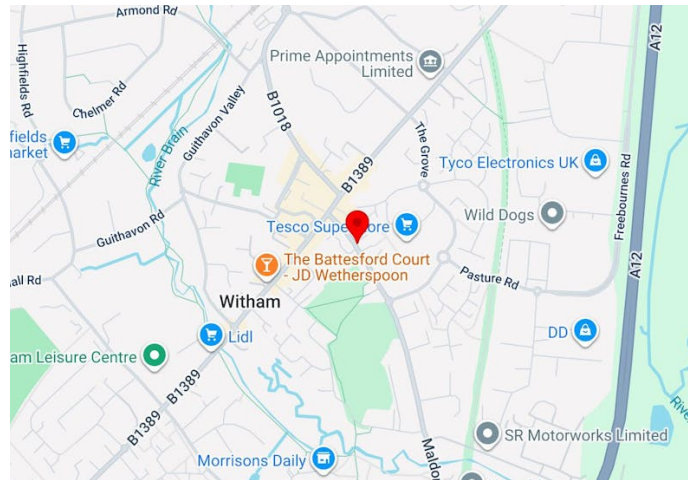
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Key Points

- Town centre location
- Secure Large Yard
- Trade counter & retail frontage
- Potential for alternative use
- Rent only £65,000 per annum

Description

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.

The Landlord may split the space.

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.



Accommodation

Building Type	sq ft	sq m	Availability
Industrial	13,694	1,272.21	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£65,000 Per Annum Exclusive



