

FOR SALE FREEHOLD



TWO ADJACENT INDUSTRIAL WAREHOUSE UNITS

UNIT 9 AND 9A, STEPFIELD, WITHAM, ESSEX, CM8 3BN

Can be purchased individually or combined

**Lambert
Smith
Hampton**

lsh.co.uk

01245 215 521

9 STEPFIELD



The property was constructed in the 1960's and is principally of concrete frame construction, brick elevations, pitched asbestos roof covering including skylights with 2 level access loading doors. Internally the warehouse has an approximate clear internal height of 2.96m to the lowest point of the eaves rising to 4.4m at the apex, and has two storey offices/ storage (part mezzanine), W/C's and is doubled glazed.

9A STEPFIELD



The property was constructed in c. 2002 and is principally of steel portal frame construction with 2 level access loading doors (one to the adjacent warehouse) with heating to the warehouse, two storey fitted offices with an eaves height of approximately 4.7m rising to 6.2m to the apex. The property benefits from a secure yard with a yard depth of approximately 11.5m.

NOTE

There is currently a covered walkway between the two loading doors of the adjacent units. All the services/ facilities/ offices are separate so the units could operate separately or in conjunction as they are currently used. Please note that both properties benefit from 3-phase power and none of the services have been tested by the agents.

ACCOMODATION

The properties measure the following based on a gross internal measurement.

PROPERTY	SQ.FT	SQ.M
9 Stepfield	6,849	636.29
9a Stepfield	5,993	556.77
Total	12,842	1,193.06

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SNIPPETS.DORMANT.PRESSING

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LOCATION

Situated adjacent to the A12 dual carriageway with excellent road connectivity to junction 28 of the M25 and Ipswich with Felixtowe port beyond.

Witham is located within the Braintree District, approximately 8 miles to the north-east of Chelmsford and 13 miles to the south-west of Colchester. The ports of Felixstowe and Harwich are 41 and 33 miles away respectively. Stansted airport is approximately 24 miles from the site.

Stepfield is located off Freebournes Road with is the main estate road for the industrial area of Witham. Freebournes Road connects to Colchester Road which provides direct access to Junction 22 of the A12 with the ability to go either London or Ipswich bound. Witham is well connected to the major conurbations of Essex with its central location in the county.

WITHAM INDUSTRIAL WATCH

The property benefits from being in the Witham Industrial Watch Business Improvement District (BID). The aim of the BID is to improve; security, signage, safety and the estate surroundings. Further details can be found on their website;

<https://www.withamindustrialwatch.co.uk>



TERMS

The properties are being offered on a freehold basis either individually or combined with the respective prices on application.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. 9 Stepfield is registered for VAT and 9a Stepfield will not incur VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The properties are listed as a single entry in the rating list with a ratable value of £65,000. Please note that these are not the rates paid. For further information contact the Valuation Office Agency directly.

EPC

EPC's for the respective properties have been commissioned with further details upon request.

PLANNING

Interested parties should direct their enquiries to Braintree District Council's planning department to satisfy themselves with any planning queries.

Glyn Mummery and Julie Humphrey of FRP Advisory Trading Limited were appointed as Joint Administrators of Interact Marketing Services Limited T/a Printwize on 6 June 2022. The affairs, business and property of the Company are being managed by the Administrators who act as agents of the Company without personal liability.

VIEWING AND FURTHER INFORMATION

Viewings will be conducted strictly by appointment with the sole agents:

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