

To Let
816 to 1,286 sq ft

**Opus Business Park, 1
Wheaton Road, Witham,
CM8 3UJ**

Warehouse with electric roller shutters, steel frame construction, 3 phase power, parking, WCs and office space.

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



Opus Business Park, 1 Wheaton Road, Witham, CM8 3UJ

Summary

- Rent: £12,240 - £16,075 per annum
- Business rates: Interested parties are advised to contact Braintree District Council 01376 552525
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

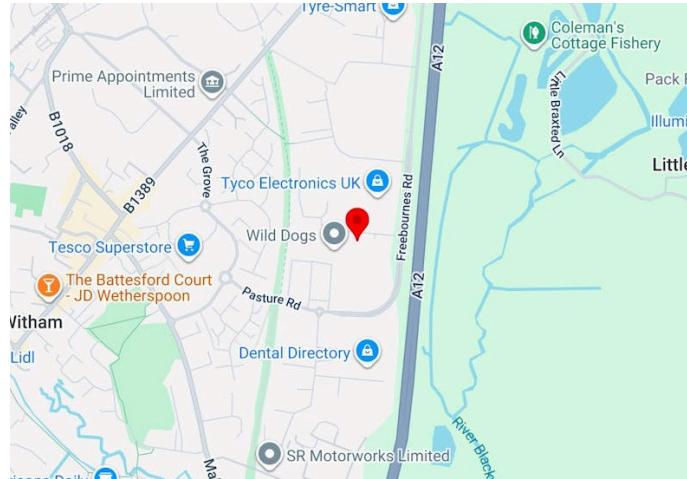
- [View details on our website](#)

Contact & Viewings

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Offices

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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 M1 and Stansted Airport are reached via the A120 from Braintree, while Witham Station offers regular trains to London Liverpool Street in about 45 minutes.

Accommodation

Description	sq ft	sq m	Rent	Availability
Unit 8	1,286	119.47	£16,075 /annum	Available
Unit 16	816	75.81	£12,240 /annum	Under Offer

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Rent

Unit 8 - £16,075 Per Annum Exclusive
Unit 16 - £12,240 Per Annum Exclusive