



**Ayers & Cruiks**  
COMMERCIAL

## 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

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## 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: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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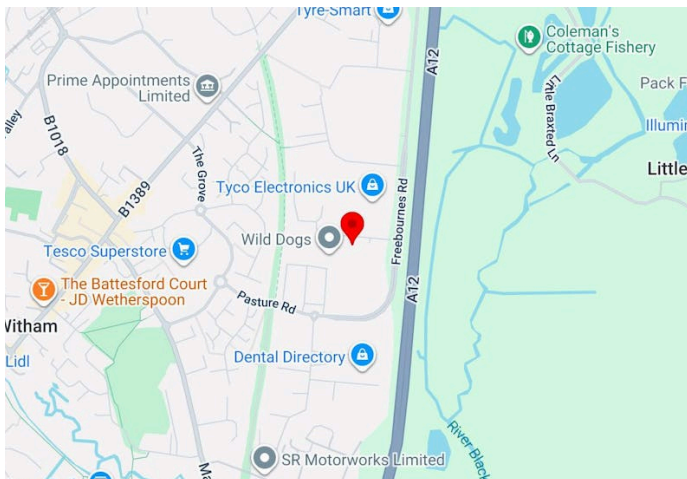
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### Offices

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Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
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Essex,  
CM2 6JY  
Tel: 01245 202555



### 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.

### 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