



Ayers & Cruiks
COMMERCIAL

To Let

1,173 sq ft

**Red Lyons Business Park,
Burnham Road,
Latchingdon, CM3 6JH**

Light industrial unit with
parking situated on a popular
industrial estate.

- On site CCTV system
- 3 Phase
- New lease available
- £12,000 per annum

www.ayerscruiks.co.uk



Red Lyons Business Park, Burnham Road, Latchingdon, CM3 6JH

Summary

- Rent: £12,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (59)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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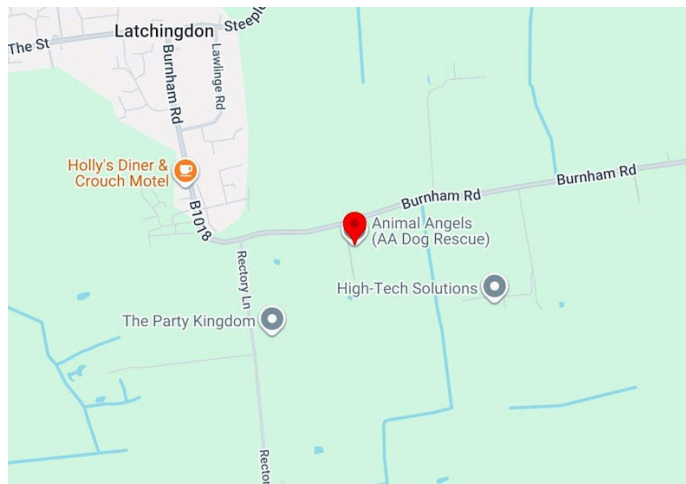
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Description

Unit 14A comprises of a well presented light industrial unit benefitting from three-phase power, an eaves height of approximately 2.9m and on-site CCTV security system. The property also benefits from a parking area and is suitable for a range of industrial, storage or workshop uses.

Location

This unit is situated within Red Lyons Business Park, a well established commercial estate on Burnham Road. The location offers a semi-rural business setting with convenient access to the B1010, providing links to Maldon, Chelmsford and the wider Essex road network. Burnham-On-Crouch town centre and train station are nearby, with rail services connecting to London Liverpool Street.

Accommodation

| Floor/Unit | Building Type | sq ft | sq m |
|------------|---------------|-------|--------|
| Unit | Industrial | 1,173 | 108.98 |



Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£12,000 per annum

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.