



Ayers & Cruiks
COMMERCIAL

To Let

31,382 sq ft

**U70, 10 Freebournes Road,
Witham, CM8 3UN**

Detached industrial unit with warehouse, offices, loading, parking, 2010 refurbishment and excellent A12 access. EPC available.

- Detached industrial/warehouse building within an established industrial estate location
- Warehouse and production accommodation with ancillary offices and welfare facilities
- Roller shutter loading access with yard and parking provisions, subject to inspection
- Refurbished in 2010, providing modernised industrial accommodation
- Excellent connectivity to the A12, with Energy Performance Certificate available
- Rent £282,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £282,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (76)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

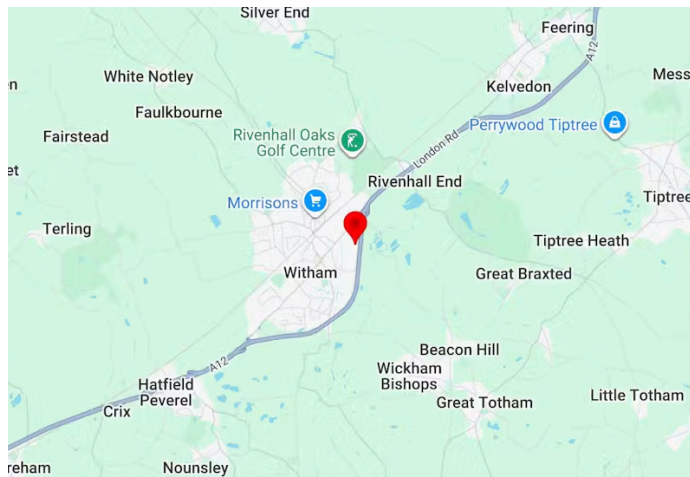
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

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



Description

The property comprises a substantial detached industrial/warehouse building extending to approximately 31,382 sq ft. The premises are currently fitted out for the manufacture of windows and doors and have historically been used for a combination of production, warehouse and office purposes. The building underwent significant refurbishment in 2010, including external re-cladding, the replacement of windows and doors, upgrades to the electrical systems and the installation of new water mains. The accommodation comprises warehouse space together with ancillary offices, kitchen, meeting room and welfare facilities, while planning drawings also indicate provision for additional first-floor office accommodation by way of a mezzanine structure.

Location

The property is situated on the established Freebournes Industrial Estate, Witham's premier industrial and distribution location.



The estate benefits from excellent access to the A12, providing direct links to Chelmsford, Colchester, the M25 and the wider national motorway network. Witham railway station is approximately 1.5 miles away and provides regular services to London Liverpool Street.

Accommodation

Floor/Unit	sq ft	sq m
Unit	31,382	2,915.48

Viewings

Strictly by prior appointment through the sole agents
Ayers & Cruiks

Terms

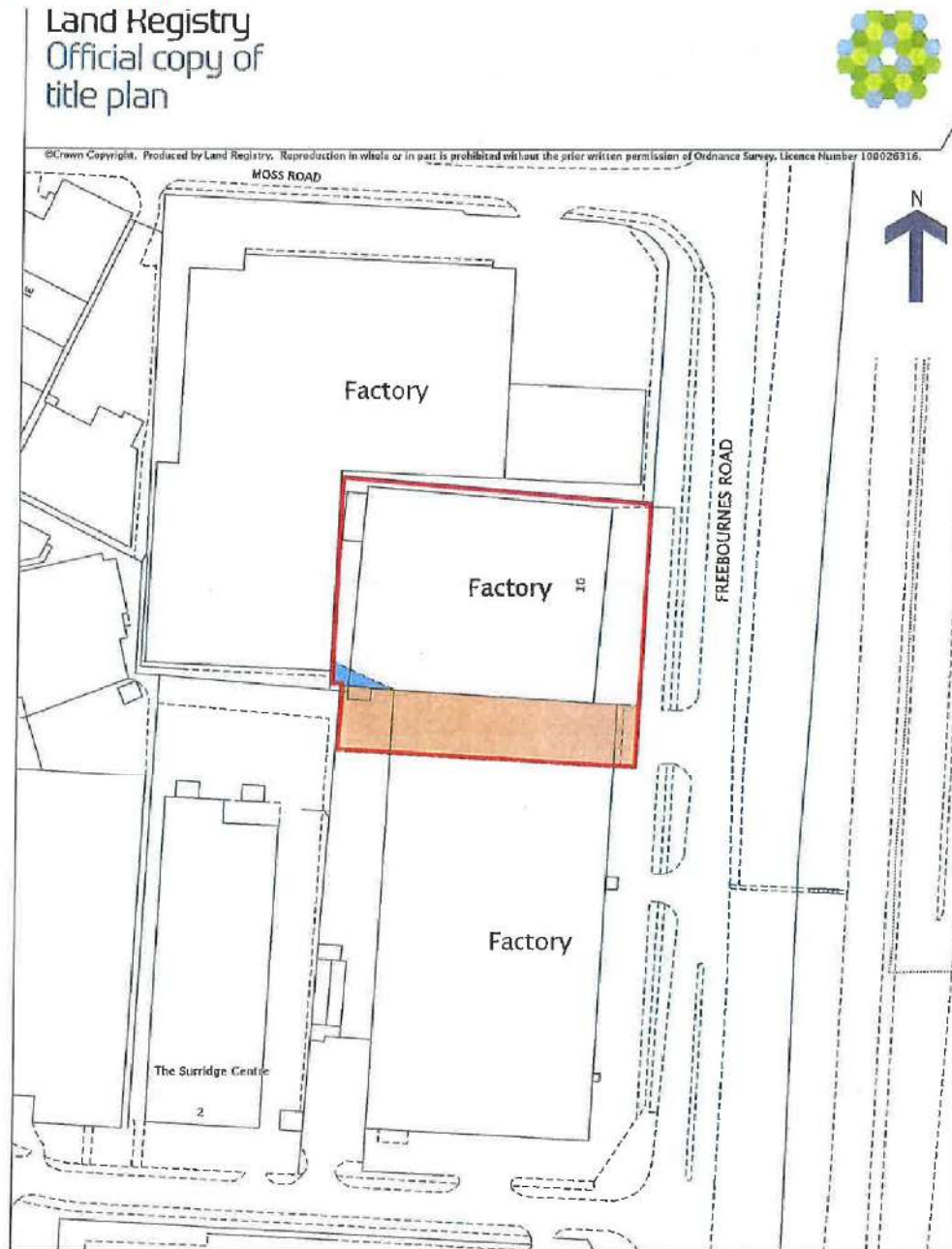
The property is available by way of a new lease on terms to be agreed upon.

Rent

Offers in the region of £282,000 per annum exclusive.



ANNEX A Plan



Polina
on behalf of
Newall Properties Developments Ltd

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