



Ayers & Cruiks
COMMERCIAL

5 Maldon Road, Witham, CM8 2AA
To Let | 4,941 to 7,510 sq ft

Two units to let with secure yards, a retail/trade counter frontage, offices, stores and two bay warehouse/workshops.

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Summary

- Rent: £37,800 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Witham Town Council on 01376 520627.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (87)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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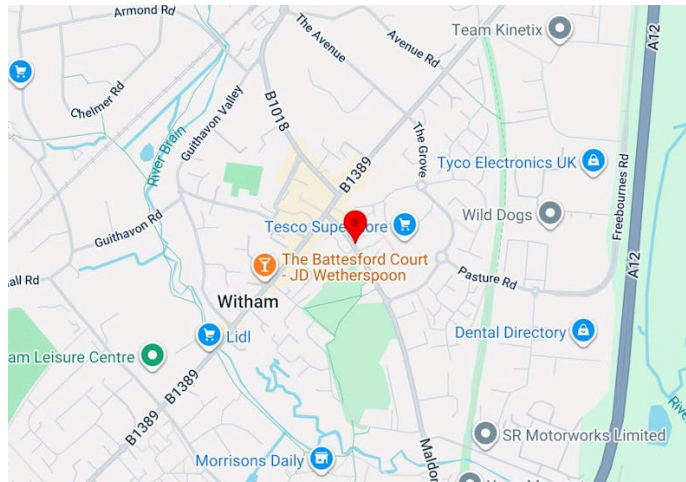
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Key Points

- Town centre location
- Secure Large Yards
- Trade counter & retail frontage
- Potential for alternative use
- Rent from £37,800 per annum

Description

There are two units available on this site consisting of large yards which incorporate retail/trade counter frontages, office space, stores and a two bay warehouse/workshop. The units are a concrete frame construction with a pitched roof. Internally, units benefit from staff facilities and all mains services, including three-phase power.

Location

The property is located in the centre of Witham Town, with frontage directly onto Maldon Road. It adjoins The Grove shopping centre and Tesco superstore. Witham station is only a short distance away, providing services to Colchester, Ipswich and London Liverpool Street. Excellent vehicle access to the A12 is just a few minutes drive.



The property can be leased as a whole building, please enquire for further information.

Accommodation

Floor/Unit	Description	sq ft	sq m
Unit	A - Total	7,510	697.70
Ground	A - Ground Floor	1,434	133.22
1st	A - First Floor	779	72.37
Mezzanine	A - Mezzanine	397	36.88
Outdoor	A - Yard	4,900	455.22
Unit	B - Total	4,941	459.03
Ground	B - Warehouse	1,241	115.29
Outdoor	B - Yard	3,700	343.74

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The property is available on a new fully repairing and insuring lease for a term to be agreed.

