



Ayers & Cruiks
COMMERCIAL

Unit 16, Opus Business Park, Witham, CM8 3ZL

To Let | 816 sq ft

Industrial units featuring electric roller shutter doors, 3 phase power and gas, office and W.C. facilities and allocated parking spaces.



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Summary

- Rent: £12,240 per annum
- Business rates: Interested parties are advised to contact Braintree District Council 01376 552
- 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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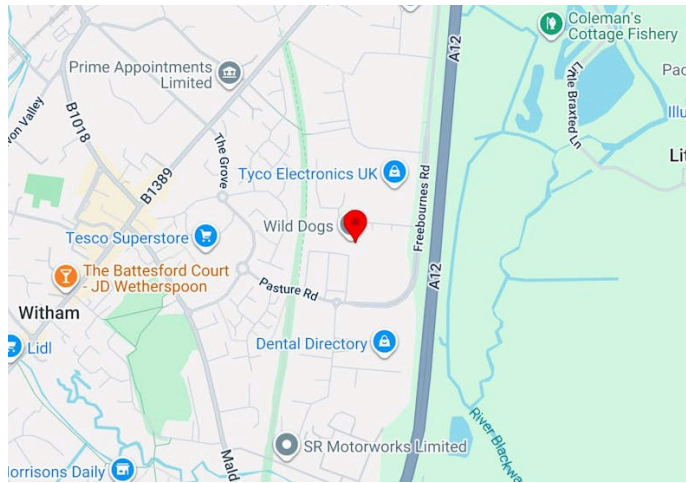
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Key Points

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

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

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Oct 2025.



Rent

£12,240 Per Annum Exclusive