

CHELMSFORD/BRENTWOOD
& J28 M25

WITHAM
STATION

A12

COLCHESTER, FELIXSTOWE,
HARWICH & A120

TO LET
EASTWAYS
WITHAM, ESSEX CM8 3YQ

SELF CONTAINED SITE
27,405 SQ FT
ON 2.4 ACRES (0.97 HA)



TO LET

EASTWAYS

WITHAM, ESSEX CM8 3YQ



LOCATION

The subject property is located within the established Eastways Industrial Estate, situated just off the A12. Approximately 22 miles to the south is Junction 28 of the M25, with the east coast ports of Harwich and Felixstowe northwards. The B1018 links Witham to Braintree and thereafter the upgraded A120 links directly to the M11 and Stansted Airport. Witham train station is just over 1 mile distance and offers frequent services to Liverpool Street station in approximately 45 minutes.

ACCOMMODATION

The existing building of some 27,405 sq ft sits on a fully self-contained and secure site of approx 2.4 acres. The site is accessed by an electric slide gate directly off Eastways.

To the front elevation is the office content with dedicated access. The warehouse has a clear minimum eaves height of 7.05 metres and is served by thirteen level access roller shutter doors.

	Sq Ft	Sq M
Ground Floor	23,235	2,158
First Floor Offices	4,170	387
TOTAL	27,405	2,545

Total site area approximately 2.4 acres (0.97 Ha), therefore the building thereon represents 26% density.

The property is suitable for a variety of uses and the landlord can accommodate appropriate refurbishment works for a specific occupier by agreement.

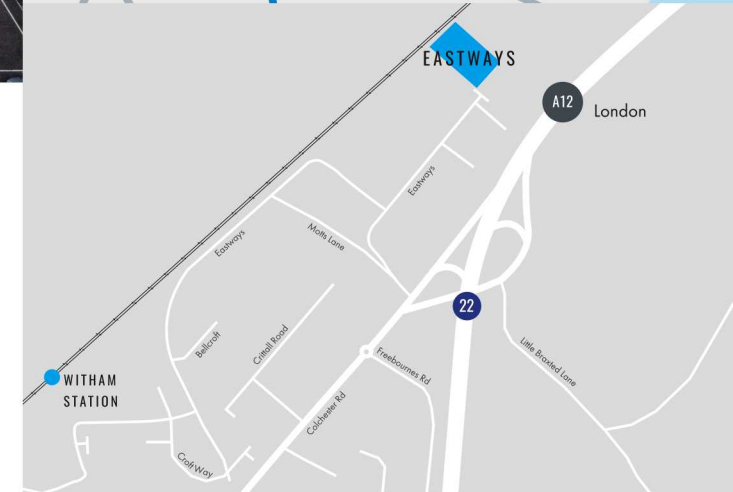
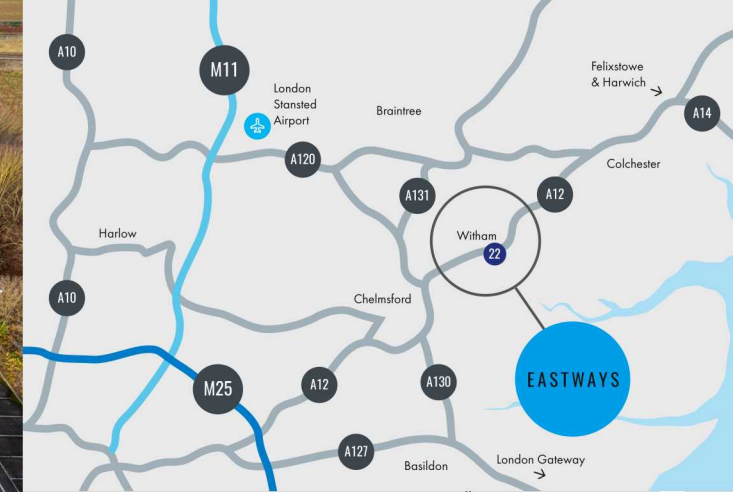
For further information please contact the joint agents.



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RATEABLE VALUE

Interested parties should make their own enquiries of Braintree District Council or on: <https://www.gov.uk/introduction-to-business-rates>.

RENT AND TERMS

The premises are available to let on new FRI lease terms. to be agreed at a rental of £390,000 pax.

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