



FOR SALE OR TO LET

Air conditioned offices with parking adjacent train station

10 Atlantic Square,
Witham, Essex CM8 2TL

GUIDE PRICE / QUOTING RENT

£235,000 / £20,265 per annum exclusive

AVAILABLE AREA [NIA]

1,351 sq ft
[125.51 sq m]

IN BRIEF

- » Adjacent to Witham mainline train station
- » Air conditioning
- » Suspended ceiling with recessed LED lighting
- » 1 mile from A12 junction
- » 5 allocated car parking spaces

LOCATION

Atlantic Square is located on Station Road off Avenue Road, close to Witham town centre and opposite Witham mainline train station. Witham Station provides frequent services to London Liverpool Street with an approximate journey time of 45 minutes. Atlantic Square is approximately 1 mile from the nearest A12 junction which provides both north and southbound access.

DESCRIPTION

Atlantic Square forms an office scheme generally comprising two storey terraced office buildings around a landscaped garden area and pond. To the front of the scheme is a private car park.

The property provides two storey, predominantly open plan, office accommodation. The accommodation benefits from air conditioning, suspended ceilings with recessed LED lighting, central heating, and perimeter trunking. There are WC facilities on both floors with a kitchenette on the first floor.

The property has 5 demised car parking spaces.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Ground Floor:	632 sq ft	[58.68 sq m]
» Ground Floor Store:	23 sq ft	[2.15 sq m]
» First Floor:	696 sq ft	[64.68 sq m]
» Total:	1,351 sq ft	[125.51 sq m]

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525



◀ Colchester / Ipswich /
Felixstowe

Chelmsford / M25 /
London ▶

A12

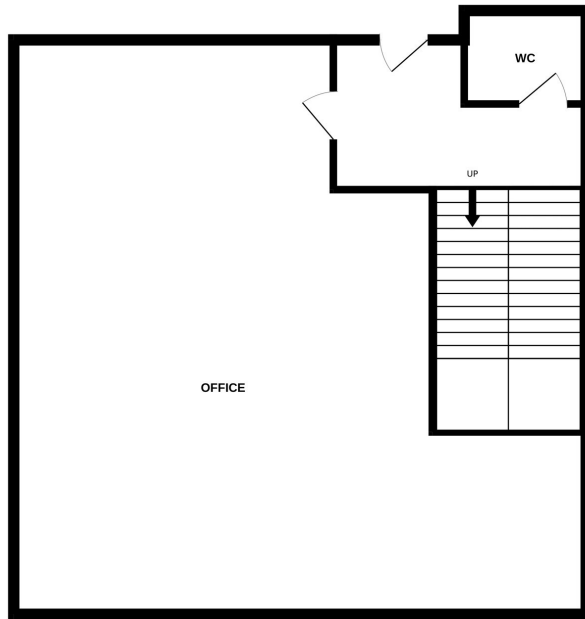
Atlantic Square

Witham Train
Station

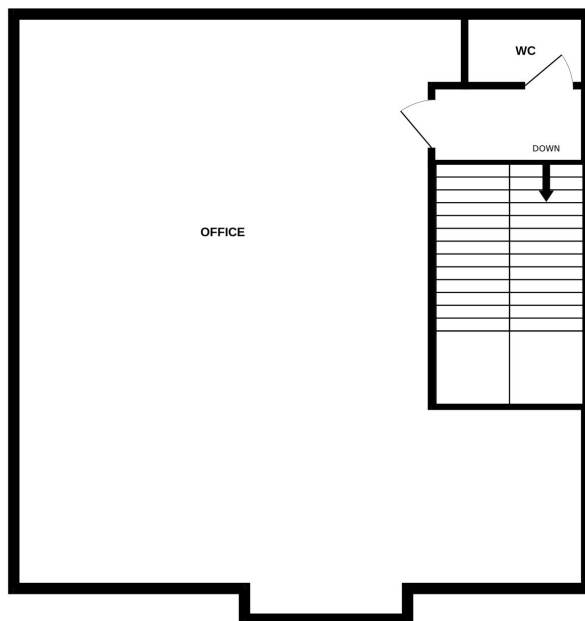


Floorplan - Not to Scale and for Indicative Purposes Only

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the properties including IT and telecommunication links.

BUSINESS RATES

The property is entered into the Valuation Office Agency rating list with a rateable value of £15,500, which will give rise to an approximate annual rates liability of £6,696 (2026/27).

We understand that the car parking spaces are assessed under various individual assessments and generally attract a Rateable Value of £150 per space. Interested parties are advised to make enquiries with the local authority.

TITLE

Freehold under title number EX674814.

8 Atlantic Square forms part of the same title and the title will be split upon sale.

SERVICE CHARGE

There is an annual service charge towards the upkeep of the estate. Further details are available upon request.

VAT

We understand that the property is elected to VAT.

TERMS

The property is available for sale with vacant possession by way of private treaty at a guide price of £235,000 plus VAT. The property is also available to let on a new, full repairing and insuring lease at a commencing annual rent of £20,265 per annum exclusive plus VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser or tenant's identity prior to the instruction of solicitors.

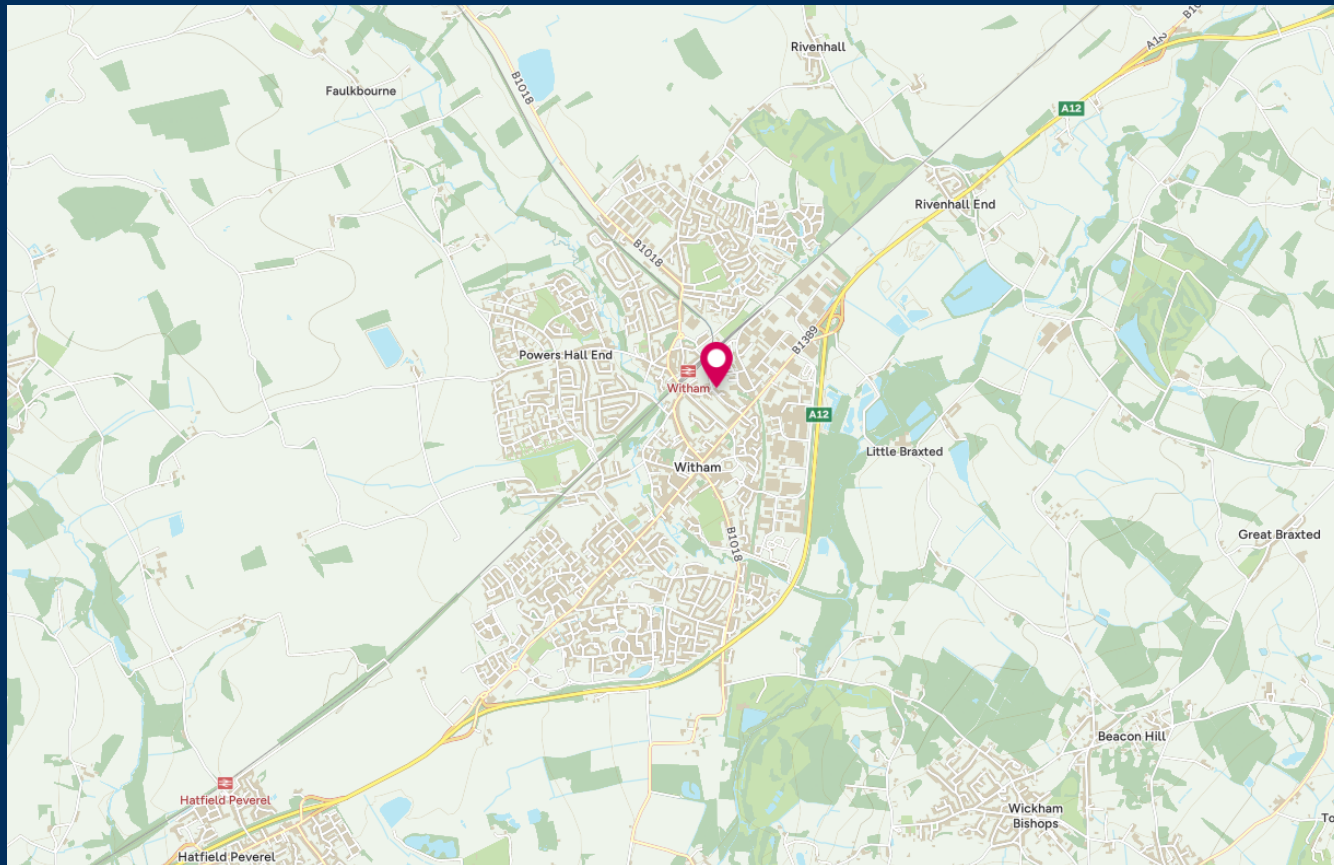
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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CM8 1AH**

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Particulars updated June 2026

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