



**FOR SALE FREEHOLD - AVAILABLE WITH VACANT POSSESSION  
OR ON A SALE AND LEASEBACK BASIS**

**Industrial/Warehouse with Secure Yard & Parking**

**18-21 Burnham Business Park, Burnham on  
Crouch, Essex, CM0 8TE**

**GUIDE PRICE**

**£2,500,000**

**AVAILABLE AREA [GIA]**

**36,292 sq ft on 1.45 Acre Site  
[3,371.40 sq m]**

## IN BRIEF

- » Rare Freehold Opportunity
- » Secure Yard Area and Large Car Park
- » Minimum Eaves Height of 4.90m Rising to 8.60m to the Apex
- » Three Phase Power & Gas Supply
- » Office Accommodation

## LOCATION

The property is situated on Burnham Business Park, the main industrial area of Burnham on Crouch. The B1010 (Burnham Road) leads to the lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers. The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

## DESCRIPTION

The property comprises a detached triple-ridge industrial/warehouse of steel portal frame construction with part block, part steel clad elevations underneath an insulated pitched roof. The warehouse has a minimum eaves height of 4.90m rising to 8.60m at the apex and benefits from three phase power, two roller shutter access doors (approximately 4.00m wide x 4.00m high) and a mezzanine. On the left hand side of the building at the front elevation is a two storey section which comprises offices, meeting room, staff canteen, WC and changing facilities. Externally to the rear of the property is a concrete surfaced secure yard and to the front of the property is a car park. There is a steel spike topped palisade fence to the site perimeter.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

### Ground

Warehouse	1,679.50 sq. m	18,078 sq. ft.
Production	521.10 sq. m	5,610 sq. ft.
Offices, Canteen and WC's	317.60 sq. m	3,419 sq. ft.

### First

Offices	290.60 sq. m	3,128 sq. ft.
Mezzanines x 3	562.60 sq. m	6,057 sq. ft.
<b>Total</b>	<b>3,371.40 sq. m</b>	<b>36,292 sq. ft.</b>



Ground Floor



First Floor



Indicative Plans - PDF Floor Plans Available Upon Request

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Band B (28) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## SERVICES

We understand the property is connected to mains water, gas and three phase electricity. 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 property including IT and telecommunication links.

## BUSINESS RATES

We are advised that the premises have a rateable value of £106,000. Therefore estimated annual rates payable of approximately £57,876 (2025/26). We advise interested parties to speak to the local authority for further information.

## PLANNING

We understand the established planning use is B2 (General Industrial) / B8 (Warehouse & Distribution). Interested parties are advised to make their own enquires with the Local Authority for further information.

## TITLE

The property is held freehold under Title EX448909.

## TERMS

The property is offered for sale freehold with vacant possession or on a sale and leaseback basis.

## SALE AND LEASEBACK TERMS

Our client is offering a new FRI Lease for a term of 5 years at an annual rent of £200,000 per annum. Further details are available upon request.

## GUIDE PRICE

£2,500,000. (Two Million Five Hundred Thousand)

## VAT

We understand VAT will be applicable to the purchase price.

## 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's identity prior to the instruction of solicitors.

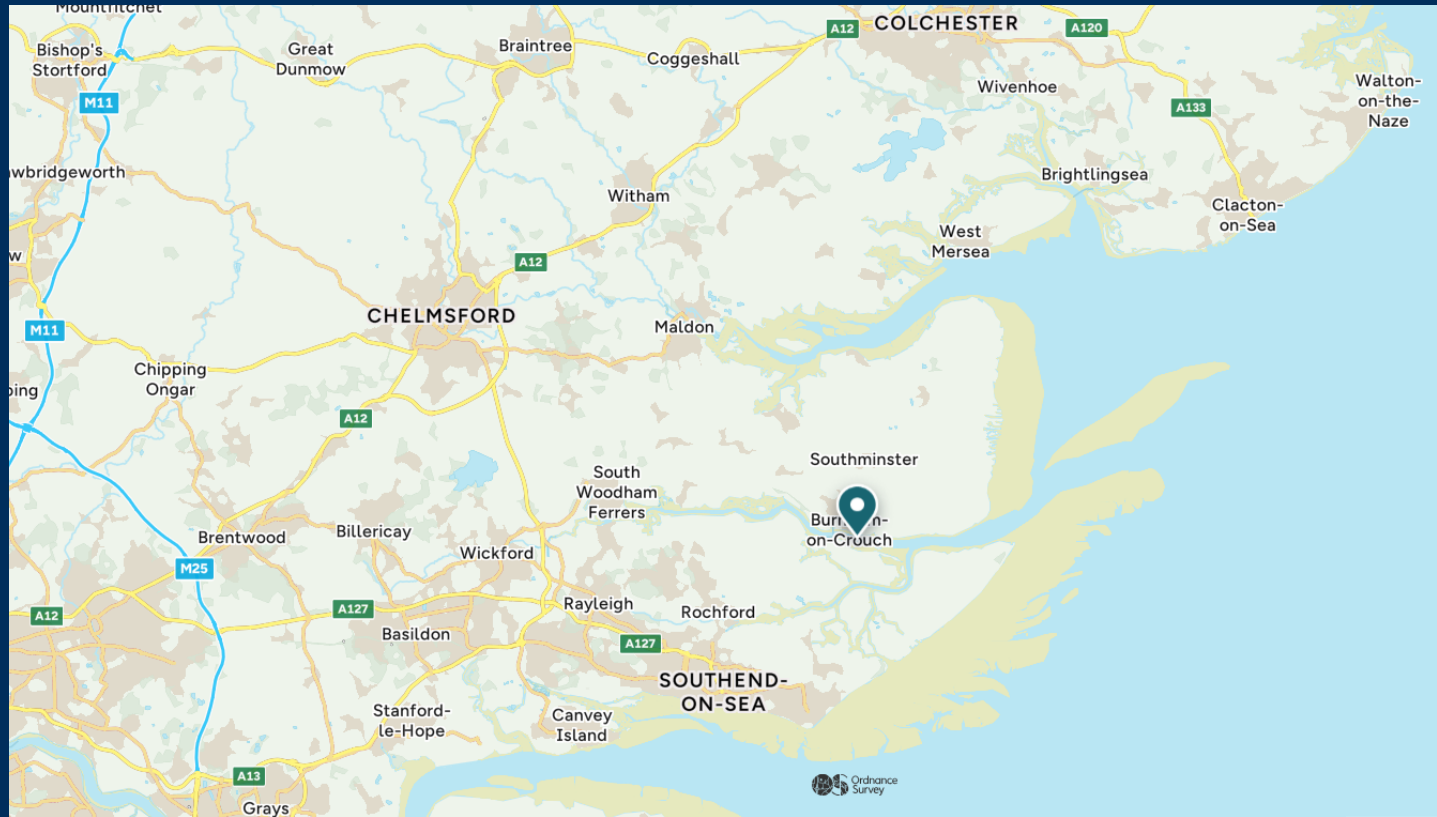
## VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE SELLING AGENTS:

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Particulars created January 2026

**Fenn Wright**

