



AVAILABLE TO LET

Refurbished Industrial / Warehouse with Parking

**Unit 3a Taber Place, Crittall Road, Witham,
Essex, CM8 3YP**

RENT

£16,000 Per Annum Exclusive

AVAILABLE AREA

**1,184 sq. ft
[109.99 sq. m]**

IN BRIEF

- » Available Immediately
- » Established Industrial Estate within Close Proximity to the A12
- » Potentially Exempt from Business Rates
- » Allocated Parking

LOCATION

The property is located on the established Crittall Road Industrial Area to the North of Witham town Centre. Junction 22 of the A12 is within half a mile which provides convenient access to the east coast ports of Harwich and Felixstowe to the north and London/M25 to the south. Witham mainline railway station can be found just a short distance away providing direct services to London Liverpool street with an approximate journey time of 45 minutes.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction under an insulated roof. The property has a minimum eaves height of 3.00m rising to 4.00m at the apex and benefits from a new roller shutter access door (2.70m wide x 3.00m high), pedestrian door, three phase power and a WC facility. Externally there is a forecourt providing a loading area and parking.

ACCOMMODATION

[Approximate Gross Internal Floor Area]
1,184 sq. ft [109.99 sq. m]

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Class E (116) 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, drainage 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.



A12

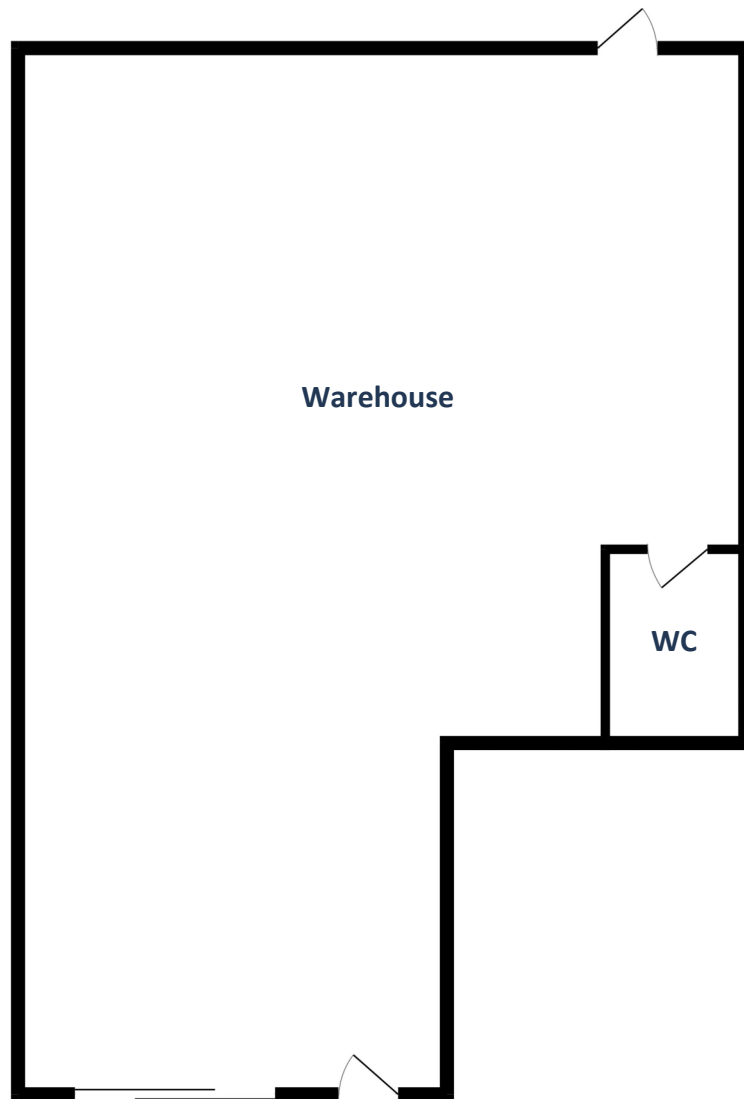
Junction 22

Chelmsford / M25 /
London

Colchester / Ipswich /
Felixstowe



GROUND FLOOR



Floorplan - Not to Scale and for Indicative Purposes Only

TERMS

Available on a new Lease on terms to be agreed.

RENT

£16,000 Per Annum Exclusive.

SERVICE CHARGE

We understand there is a service charge which is payable quarterly. The annual figure for 2023/24 is approximately £800 plus VAT.

BUSINESS RATES

The business rates are yet to be assessed, however we anticipate the rateable value to be in the region of £10,000. Therefore estimated rates payable of approximately £5,000. The premises may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. The annual premium is to be confirmed.

VAT

We understand that VAT is applicable.

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 tenants identity.

WITHAM INDUSTRIAL WATCH

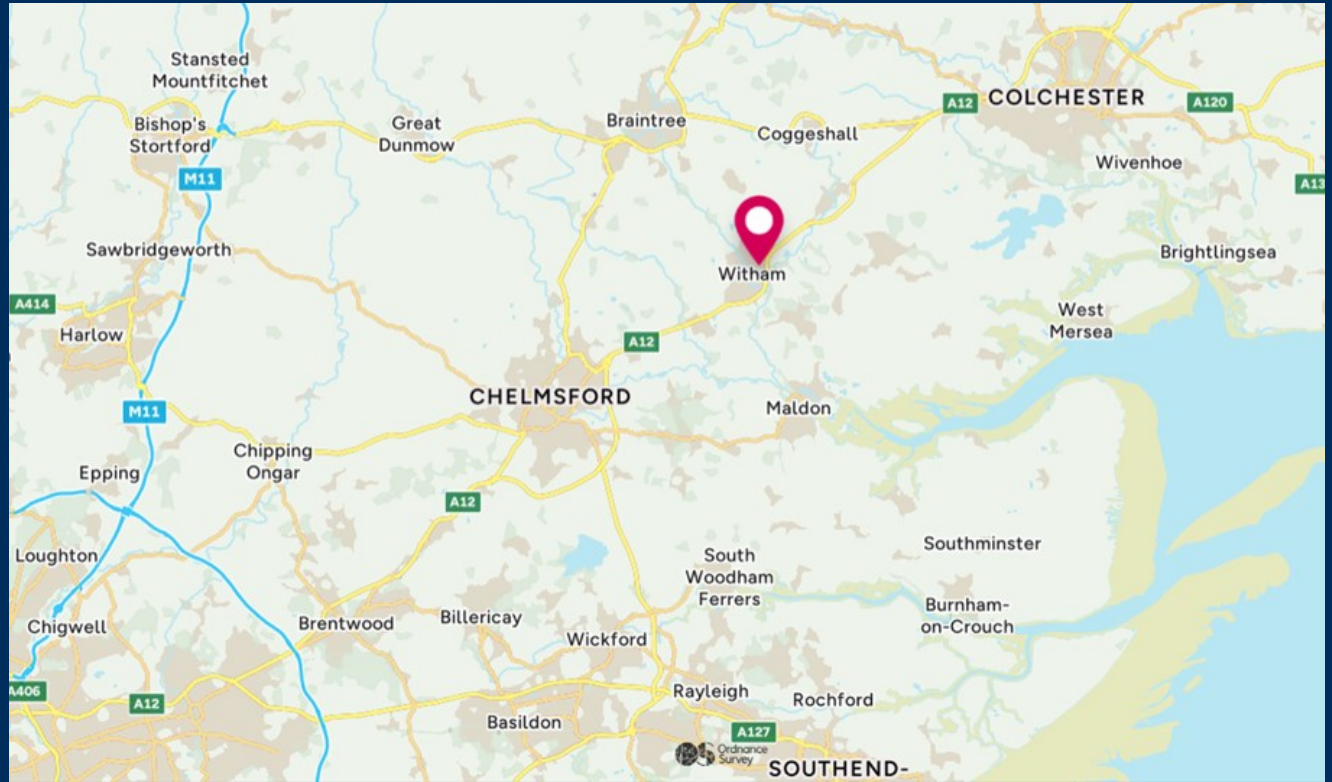
Witham Industrial Watch was set up by a network of local businesses to provide amongst other things, effective estate management and enhanced security throughout the towns industrial areas. By obtaining Business Improvement District funding WIW has employed an estate manager, installed Automatic Number Plate Recognition and improved signage throughout the industrial areas. Further information can be found at www.withamindustrialwatch.co.uk.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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OS licence no: TT000311015

Particulars created November2025

