



**FREEHOLD INVESTMENT FOR SALE**

**Two Industrial/Warehouse Buildings on 3.63 Acre Site**

Soprema House and 20 Freebournes Road,  
Freebournes Industrial Estate, Witham, Essex, CM8 3UN

**GUIDE PRICE**

**£10,000,000**

**AVAILABLE AREA [GIA]**

**91,733 sq. ft.**  
[8,522.23 sq. m.]

## IN BRIEF

- » Soprema House is Let Generating £442,000 Per Annum Exclusive
- » 20 Freebournes Road is Vacant
- » Adjacent to the A12 with Connections to the M25 and Felixstowe Sub Station on Site with 2 x 1000 kVA Transformers each with an Independent 11,000 Volt Switched Supply to the Grid
- » Large incoming Gas Supply Capable of Supporting 3 - 5 Megawatts (TBC)
- » Both Buildings "B" Rated Energy Performance Certificates

## LOCATION

The properties are located on the established Freebournes Industrial Estate less than a mile from Junction 22 of the A12. The A12 provides convenient access to Junction 28 of the M25 (22 miles) to the south and the east coast ports of Harwich and Felixstowe to the north east via its connection with the A120 and A14 respectively. Access to the M11 and Stansted Airport is via the A120 from Braintree which is linked to Witham via the B1018. Witham Station provides a frequent service to London Liverpool Street with a journey time of approximately 45 minutes.

## DESCRIPTION

The site comprises two industrial/warehouse buildings with a central access/loading area. Soprema House is located on the west side and 20 Freebournes Road is on the east side. Both buildings have a concrete surfaced circulation space around the perimeter allowing for easy entry and exit and a dedicated car park at the front of each property.

### Soprema House

Soprema House comprises a modern purpose built industrial/warehouse which was constructed in 1999/2000. The warehouse has a minimum eaves height of 6.70m rising to an apex of 8.90m. There are two loading doors measuring approximately 4.80m wide x 5.00m high and 4.60m wide x 4.00m high. At the front of the property is a two storey office section which were fitted out in 2018 and provides a mix of open plan and private offices together with staff welfare facilities. The accommodation is air conditioned and has a well presented reception with a passenger lift.

### 20 Freebournes Road

20 Freebournes Road comprises a clear span industrial/warehouse with a minimum eaves height of 4.65m rising to 6.40m at the apex. There are two loading doors measuring approximately 4.80m wide x 5.00m high. At the front of the property is a two storey section which provides a mix of stores and staff welfare facilities on the ground floor and office accommodation on the first floor. The offices benefit from a suspended ceiling with inset lighting and air conditioning.



## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

### Soprema House

#### » Ground Floor

» Warehouse	3,006.00 sq. m.	[32,357 sq. ft.]
» Office	576.85 sq. m.	[6,209 sq. ft.]

#### » First Floor

» Offices	632.00 sq. m.	[6,803 sq. ft.]
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#### » Second Floor

» Plant Room	48.10 sq. m.	[517 sq. ft.]
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» Total	4,262.95 sq. m.	[45,886 sq. ft.]
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### 20 Freebournes Road

#### » Ground Floor

» Warehouse	3,002.32 sq. m.	[32,317 sq. ft.]
» Office/Stores	628.48 sq. m.	[6,765 sq. ft.]

#### » First Floor

» Offices	628.48 sq. m.	[6,765 sq. ft.]
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» Total:	4,259.28 sq. m.	[45,847 sq. ft.]
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The entire site area is approximately 3.63 acre.

## SERVICES

The property is connected to mains water, gas and electricity.

There is a substation on site which provides two 1,000 kVA transformers each with an independent 11,000 volt switched supply to the grid.

There is a large incoming gas supply capable of supporting 3 - 5 megawatts (tbc)

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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Soprema House - B (41)

20 Freebournes Road - B (31)

A copy of the EPC assessments and recommendation reports are available upon request.





## PLANNING

We understand both buildings have an established B2/B8 Use. Interested parties are advised to contact the Local Authority.

## LOCAL AUTHORITY

Braintree District Council  
T. 01376 552525

## 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](http://www.withamindustrialwatch.co.uk)

## BUSINESS RATES

### Soprema House

We are advised that the premises has a rateable value of £292,500. Therefore estimated annual rates payable of approximately £162,337 (2025/26).

### 20 Freebournes Road

We are advised that the premises has a rateable value of £272,500. Therefore estimated annual rates payable of approximately £151,237 (2025/26).

## TENURE

The site is held under freehold title EX551789.

## TENANCY

Soprema House is let to Soprema UK Limited (Company No 02939363) on a Full Repairing and Insuring Lease subject to a Schedule of Condition for a Term of 5 Years from the 17th March 2023 at a passing rent is £442,000 per annum. Soprema have been in occupation since 2018. A copy of the lease is available upon request.

## COVENANT

Soprema UK Limited have an Experian rating of 100/100 and are classified as Very Low Risk. The company was incorporated in 1994 and as at 31st December 2024 had a turnover of £25,739,953 and a Pre-Tax Profit of £2,918,578.





*Dismantled*

Factory

Opus Business Park

Factory

El Sub Sta

El Sub Sta

PASTURE ROAD

El Sub Sta



### TERMS

The site is offered for sale freehold subject to the lease of Soprema House to Soprema UK Limited.

### GUIDE PRICE

£10,000,000.

### VAT

We understand the property is elected to VAT, however the sale may be eligible to be treated as a Transfer of Going Concern.

### 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.



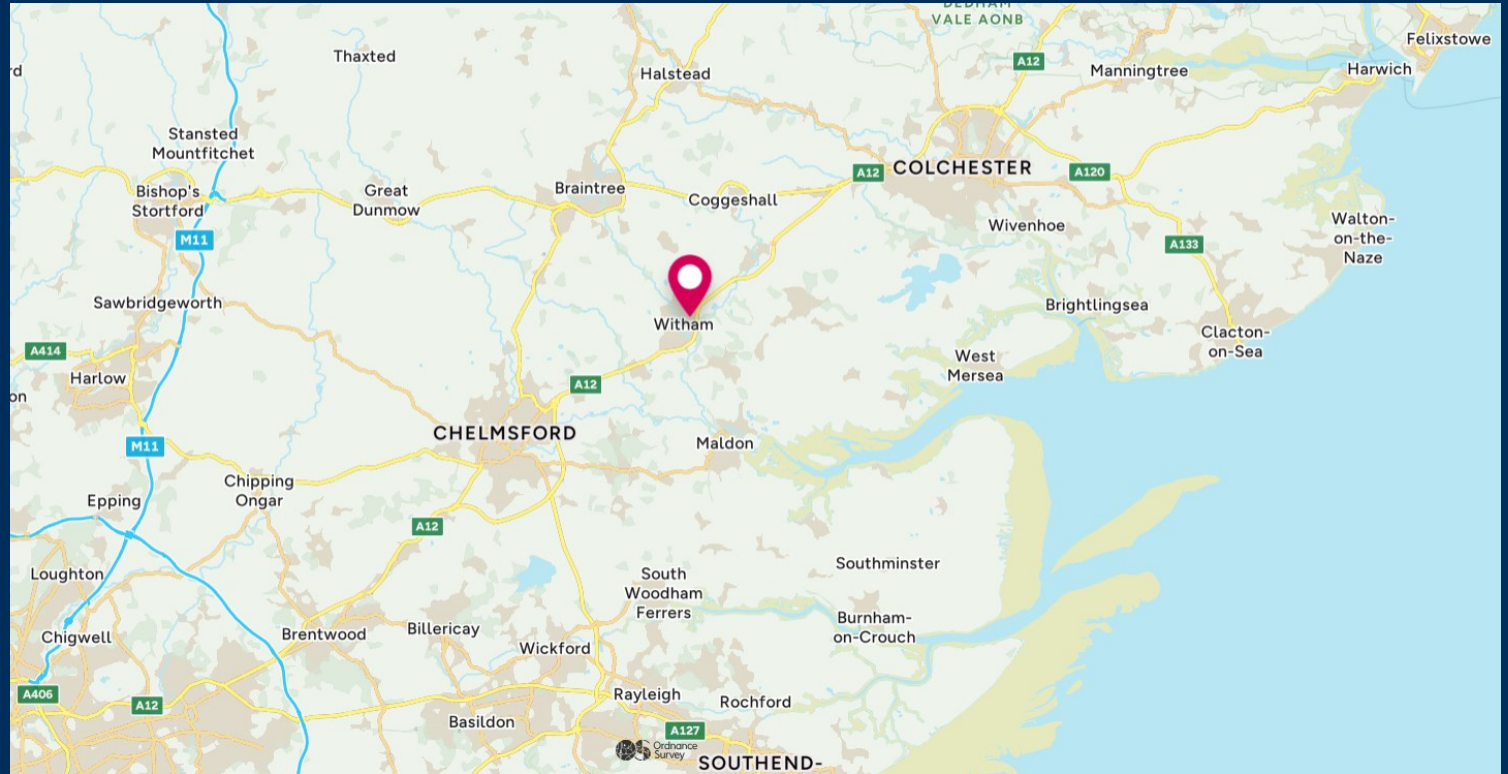
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

Fenn Wright  
64 Newland Street  
Witham  
Essex  
CM8 1AH

Contact:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

[fennwright.co.uk](http://fennwright.co.uk)  
01376 530135



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