

# 16 Freebournes Road

WITHAM, ESSEX, CM8 3DX

Industrial Open Storage Yard of 1.67 acres (0.68 hectares) - To Let



## KEY HIGHLIGHTS

- Secure Open Storage Yard
- 1.67 Acres (0.68 Hectares)
- Reinforced, concrete yard
- Vehicular access from Freebournes Road
- Close proximity to J22 of A12
- Mains services (power & water)
- Close to A12 (J22/Coleman's Bridge)



## LOCATION

16 Freebournes Road is located within the established Coleman's Bridge/Freebournes Industrial area in close proximity to J22 of the A12. The A12 provides northbound access to Colchester and southbound access to Chelmsford, the M25 and on to London. Witham railway station is located within a short distance, benefiting from a direct service to London Liverpool Street with a journey time of around 45 minutes.

## DESCRIPTION

16 Freebournes Road comprises a secure reinforced concreted yard, suitable for HGV use. The property has mains services (power and water) and is securely fenced to all boundaries with gated access to Freebournes Road.

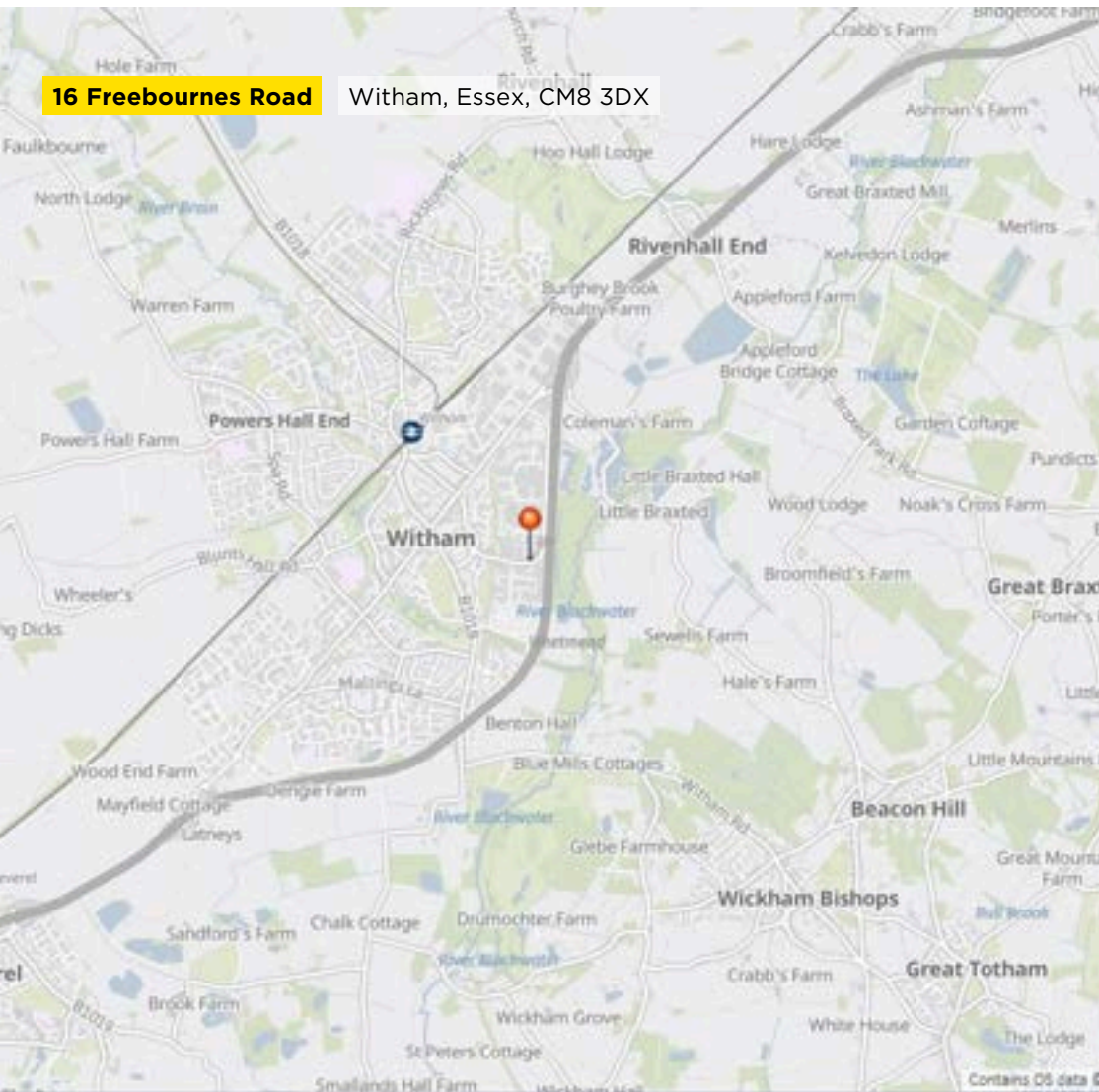
## ACCOMMODATION

Total 1.67 Acres (0.68 Hectares)



**16 Freebournes Road**

Witham, Essex, CM8 3DX



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## TENURE

The property is immediately available upon new fully repairing and insuring lease terms for a period to be agreed to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act Part II.

## RENT

£250,000 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

## LEGAL FEES

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

## CONTACT

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