

To Let

Industrial/Warehouse with Excellent Power and Gas Supply

**20 Freebournes Road, Freebournes Industrial
Estate, Witham, Essex, CM8 3UH**

QUOTING RENT

£8.50 Per Sq. Ft.

AVAILABLE AREA

45,847 sq. ft.
[4,259.28 sq m]

IN BRIEF

- » Available Immediately
- » Column Free Accommodation
- » Sub-station on Site (1,000 kVA Available)
- » Large Incoming Gas Supply
- » Junction 22 of the A12 within 1 Mile

LOCATION

The property is located on the established Freebournes Industrial Estate just off of the A12 which 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. 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 property comprises a detached clear span industrial/warehouse with a minimum eaves height of 4.65m rising to 6.40m at the apex. There are two loading doors on the left hand side, one of which is under a covered canopy. At the front of the property is a two storey section which provides reception, offices, stores, staff canteen and WC facilities on the ground floor and office accommodation on the first floor. Externally the property has a dedicated car park to the front of the site together with hardstanding to the right hand side and rear which can be used for loading/unloading and external storage.

ACCOMMODATION

[Approximate Gross Internal Floor Area]

- » Ground
- » Warehouse 32,317 sq ft [3,002.32 sq m]
- » Office/Reception/Stores/WC's 6,765 sq ft [628.48 sq m]
- » First
- » Offices/Kitchen/WC's 6,765 sq ft [628.48 sq m]
- » **Total:** 45,847 sq ft [4,259.28 sq m]



SERVICES

We understand the property is connected to mains water, drainage, 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the property falls within Class B (31) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

PLANNING

We understand the property has an established B2 General Industrial and B8 Warehouse Use. Interested parties are to rely on their own enquiries with the Local Authority.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

BUSINESS RATES

We are advised that the premises has a rateable value of £272,500. Therefore estimated annual rates payable of approximately £148,785 (2024/25).

TERMS

The property is available on a new lease on terms to be agreed.

RENT

£8.50 Per Sq. Ft. Per Annum Exclusive.

VAT

We understand VAT is applicable.

LEGAL COSTS

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



A12
Junction 22

◀ Colchester / Ipswich /
Felixstowe

A12

Chelmsford / M25 /
London ▶



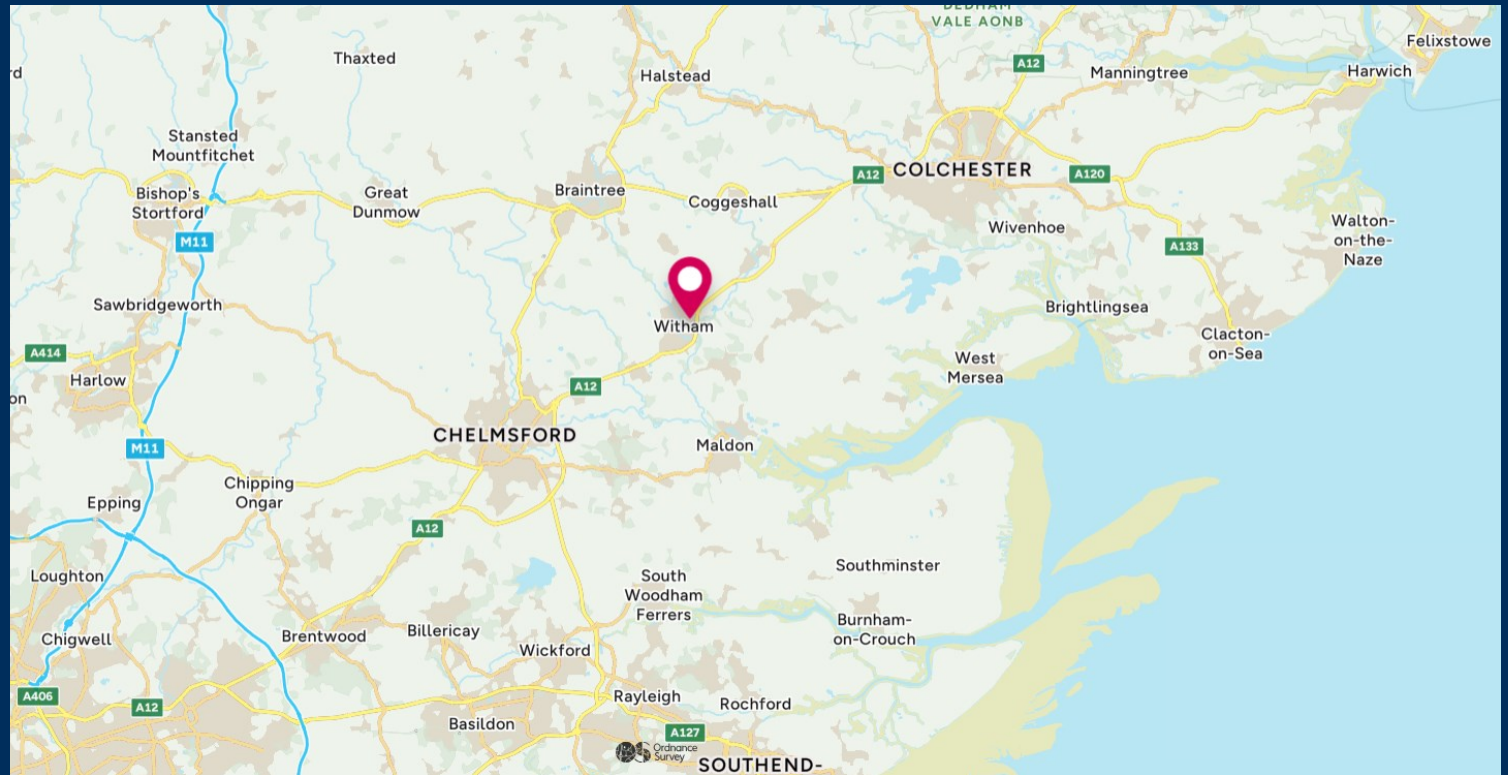
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
64 Newland Street
Witham
Essex
CM8 1AH

Contact:

James Wright
E: jw@fennwright.co.uk

fennwright.co.uk
01376 530135



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Particulars created January 2025

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