

TO LET

Secure Warehouse with Offices on 1.13 Acre Site

**Gecko, Eastways, Witham,
Essex CM8 3GQ**

QUOTING RENT

Upon application
[Not Elected to VAT]

GROSS INTERNAL AREA

20,358 sq ft
[1,892.09 sq m]

IN BRIEF

- » Total site area approx. 1.13 acres
- » Yard and courtyard of approx. 7,793 sq ft
- » Car park with 32 marked spaces
- » 8.5 metre minimum eaves height

LOCATION

The unit is located on the established Eastway's Industrial Estate just off the A12 dual carriageway which provides convenient access to Junction 28 of the M25 (c.23 miles southwest) and the East Coast Ports of Harwich (c.32 miles distant) and Felixstowe (c.38 miles distant) to the northeast.

Access to the M11 and Stansted Airport is via the A120 dual carriageway from Braintree which is linked to Witham via the B1018.

Witham railway station is approximately 1.2 miles from the property and provides a mainline service to London Liverpool Street with journey times from approximately 43 minutes.

DESCRIPTION

Constructed in the mid-2000s, the unit is of steel portal frame construction providing modern warehouse and office accommodation. The warehouse section benefits from a minimum eaves height of approximately 8.5 metres with an apex of 10.3 metres.

To the northern elevation over ground and first floors is office and ancillary accommodation. The office accommodation is generally open plan and benefits from suspended LED lighting in part and floorboxes. The offices have central heating and a hot air extraction system.

Externally the property benefits from a barrier controlled car park which provides 32 marked spaces and EV charging points.

The site is secured by palisade fencing and to the north of the unit is a yard and courtyard area of approximately 7,793 sq ft. There is further land to the rear of the unit (northeast) which may be available by separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

C - 75.





ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

- » Ground Floor: 13,206 sq ft [1,227.37 sq m]
- » First Floor: 7,152 sq ft [664.72 sq m]
- » Total: 20,358 sq ft [1,892.09 sq m]

SERVICES

We understand the property is connected to mains water, drainage, gas and 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

Rateable Value: £183,000
Approx. Rates Payable (2026/27): £87,840

Interested parties are advised to make their own enquiries with the local authority.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

VAT

We understand that the property is not elected to VAT.

TERMS

The unit is available to let from late July 2026 on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.

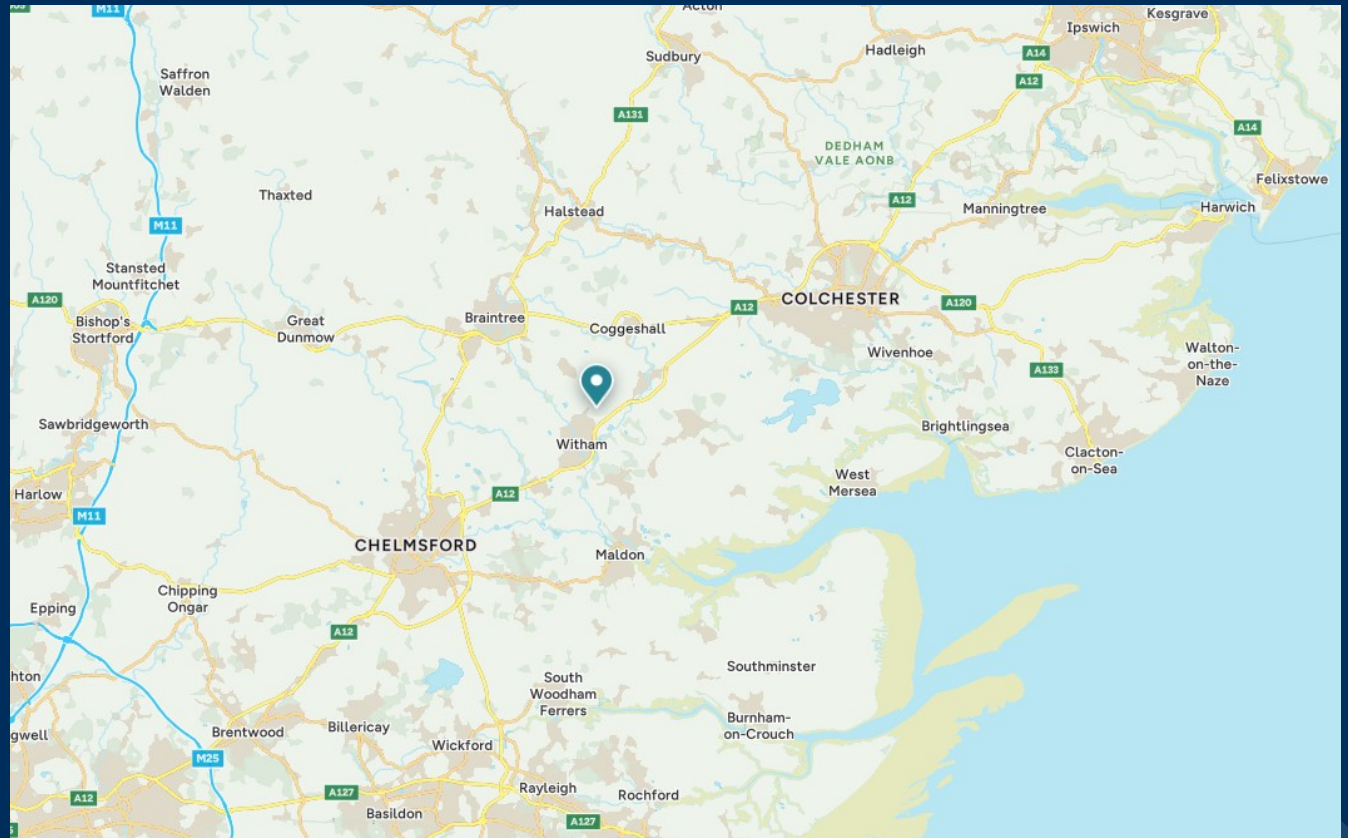
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Particulars created April 2026

