

Unit 2, Waterside Business Park

EASTWAYS, WITHAM, ESSEX, CM8 3YQ

TO LET



savills

KEY HIGHLIGHTS

- 8,160Sq Ft (758 Sq M)
- Nearby occupiers include Tecniq, Howdens, & Simarco International
- 1 Electric Level Loading Access Door
- Excellent Access to the A12
- 8 dedicated parking spaces
- The unit can be combined with Unit 1 to make an enlarged unit of 16,778 Sq FT (1558.72 Sq M)

LOCATION

Witham is situated in Essex in the south east of England. It is located approximately 46 miles north east of Central London, 9 miles north east of Chelmsford, 15 miles south west of Colchester and 42 miles south east of Cambridge. The town is situated adjacent to the A12 London to Great Yarmouth trunk road which provides excellent access to large conurbations in close proximity.

The subject site is situated in the established Eastways Industrial Estate which is at the heart of the main industrial location for the town and 0.5 miles north-east of the town centre and only a one minute drive from Junction 22 of the A12 the main arterial road linking Central London to the East.

DESCRIPTION

The property comprises a terraced industrial/warehouse unit of steel portal frame construction with steel profile cladding under a pitched roof. Internally, the warehouse area is arranged with clear space with office accommodation provided at ground and first floor levels which is accessed via separate entrance/reception areas.

The landlord intends to refurbish the property to a good standard throughout.

TENURE

The property is available on a new full repairing and insuring lease direct on terms to be agreed.

RENT

£102,000 per annum exclusive, payable quarterly in advance on the usual quarter days.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

SERVICE CHARGE

We are advised there is a Service Charge applicable for maintenance, repair & common services to the estate. Further details upon request.

SERVICES

We understand the property is connected to mains water, gas and electricity. We have not tested any of the services. All interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all services serving the property including IT & Telecommunication links.

BUSINESS RATES

From internet enquiries of the Valuation Office Agency website (www.voa.gov.uk) we understand that the property has a rateable value of £66,000. Interested parties are advised to make their own enquiries of the rating authority as to the level of rates payable.

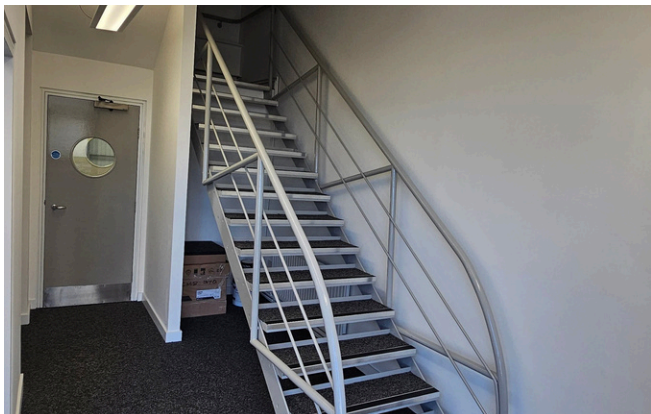
[VOA Link](#)

WITHAM INDUSTRIAL WATCH

The property also benefits from being within the Witham Industrial Watch area. Witham Industrial Watch employs Estate Managers, installs ANPR, CCTV and offers enhanced security for occupiers within the area. Further information is available at www.withamindustrialwatch.co.uk

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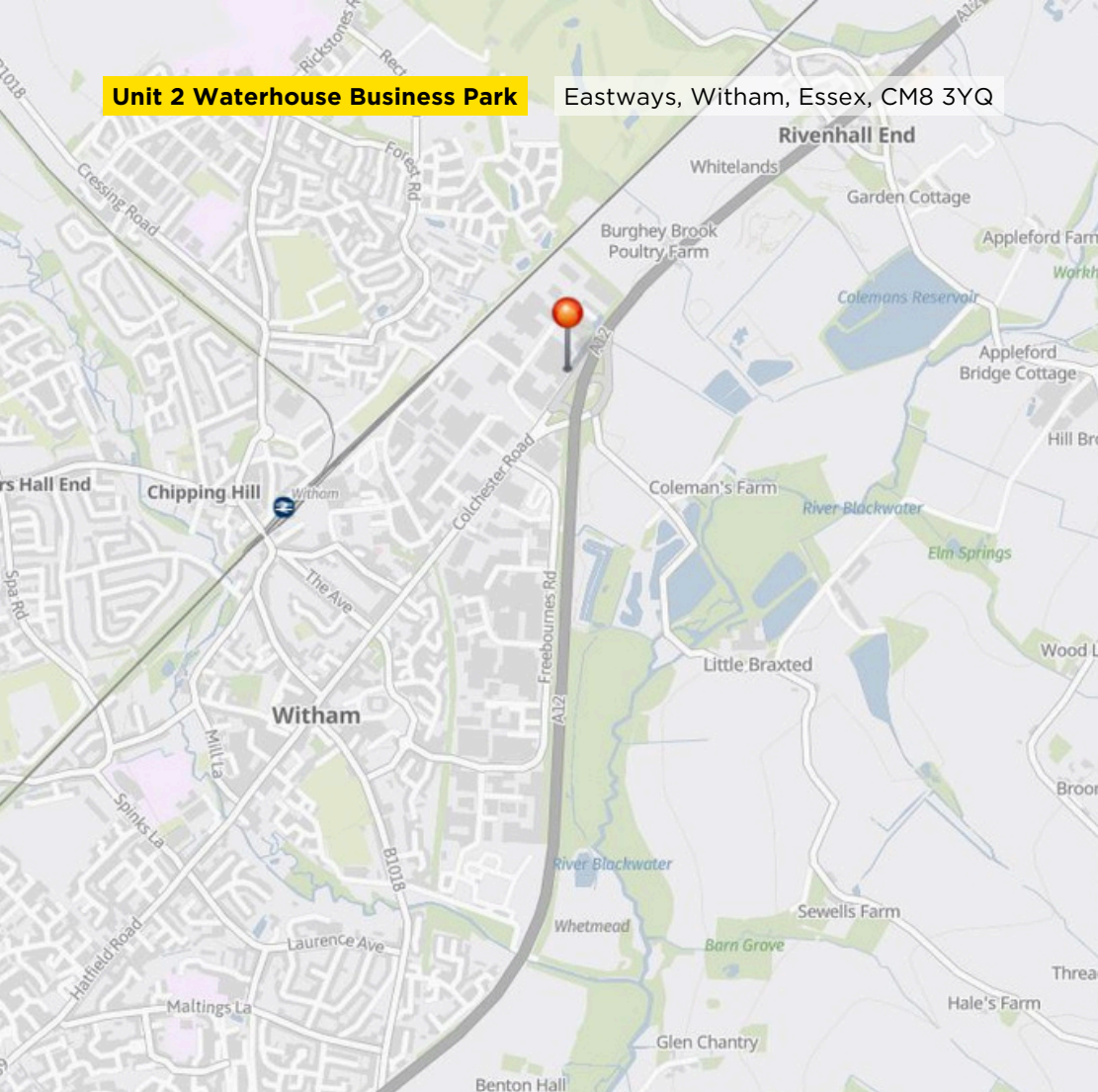
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LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

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[EPC Link](#)

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering Legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

CONTACT

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