

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

REFURBISHED INDUSTRIAL/DISTRIBUTION UNIT

367.43 sq. m (3,955 sq. ft.)

UNIT 3F MOSS ROAD, WITHAM, ESSEX CM8 3UW



- *Male & Female WCs***
- *Ample car parking***
- * Full Height Loading Door ***
- * Three Phase Power Supply ***

TO LET

17-19 Richmond Road, Chelmsford, Essex, CM2 6UA

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LOCATION: The property is located on the established Industrial Estate East, which is situated to the north east of Witham town centre.

Moss Road is a turning off Freebournes Road which in turn links with the Witham bypass A12 (T), approximately 800 yards from the property. Road communications are therefore excellent and Witham British Rail Station provides a frequent service to London (Liverpool Street) with a journey time of approximately 45 minutes.

DESCRIPTION: The property is of steel portal frame construction to a clear eaves height of 14 ft., with brick and profile panel elevations under a recovered roof.

The industrial/warehouse area property is arranged in clear space and is served by a concertina door from the yard area. At the front of the building is a single storey office block providing a private office, plus male and female toilet facilities.

Externally, there is a tarmac car parking area and a secure concrete surfaced yard which provides parking for five cars and loading/unloading facilities.

ACCOMMODATION: The approximate gross internal floor areas are as follows:

Industrial / Distribution	326.55 sq. m	(3,515 sq. ft.)
Office Section	<u>40.88 sq. m</u>	<u>(440 sq. ft.)</u>
TOTAL	367.43 sq. m	(3,955 sq. ft.)

LEASE: The property is to be let on a new full repairing and insuring lease, with upward only rent reviews.

RATEABLE VALUE: **£23,500. Payable 2018/2019 £11,280.**

INITIAL RENT: **£30,000 pax.**

LEGAL COSTS: Both parties' legal costs are to be borne by the ingoing tenant.

VIEWING: Strictly by appointment through joint sole agents:

Everett Newlyn:
Contact:
**PAUL EVERETT 01245 465060 or
pre@everettnewlyn.co.uk**

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