

01206 577667

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 **Whybrow**

Offices with Parking – To let



1 Stepfield, Eastern Industrial Estate, Witham, Essex, CM8 3TH

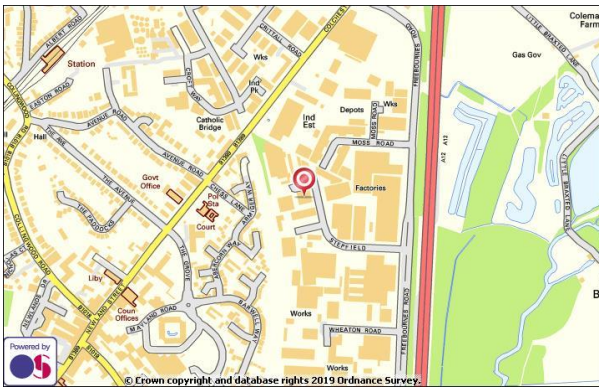
Rent: £32,500 - £60,000 Per Annum Exclusive

3,510 – 7,020 Sq. Ft
(326 - 652 Sq. M)

- Established Industrial Estate Position
- Close to A12
- To Be Fully Refurbished Throughout
- Available as a whole or in part
- 18 Car Spaces

Location

Witham, with a resident population of circa 22,500 people, is a prosperous town in the heart of Essex and lies immediately adjacent to the A12 trunk road, broadly midway between Chelmsford, the County City and Colchester. The town provides main line rail links to London Liverpool Street with a fastest journey time of 52 minutes, easy access to the M25 (J28), Stansted Airport via the A130 / A120, the east coast port of Harwich and to the Midlands, via the A14 at Ipswich. The property is located in Stepfield, accessed via Freebournes Road.



Description

The property forms part of a detached three storey office building of brick construction beneath a flat roof, owned and occupied in part by the Kier Group.

The accommodation is accessed via a shared reception lobby and comprises predominantly open plan accommodation benefiting from wc and kitchen facilities. The floors are to be refurbished by the owners to an exacting standard and specification (the ground floor is already fully fitted including a kitchen, open plan and cellular areas.

Energy Performance Certificate

The individual floors are to be separately assessed.

Accommodation

We understand that the property has the following Nett Internal Areas (NIA):

First Floor	3,510 sq ft
Second Floor	3,510 sq ft
Total	7,020 sq ft (652 sq m)

Consideration may be given to letting the whole building (which extends to 10,420sq.ft), on a floor by floor basis or a disposal of the long leasehold interest. Terms upon request.

Terms

A new lease drawn on effective Full Repairing terms via a service charge, for a terms of years to be agreed incorporating periodic upward rent reviews.

Rent & Service Charge

£60,000 per annum exclusive of business rates, VAT, and all other outgoings, payable quarterly in advance.

Should the property be split on a floor by floor basis, the asking will be available to let at an asking rent of £32,500 pax per floor.

The property is subject to a service charge. Further details are available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property benefits from an established use for Class E use. Interested parties should make their own investigations of Braintree District Council on 01376 552525.

Business Rates

The individual floors are due to be separately assessed.



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Will Moss BSc
William.moss@whybrow.net
01206 577667

Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667