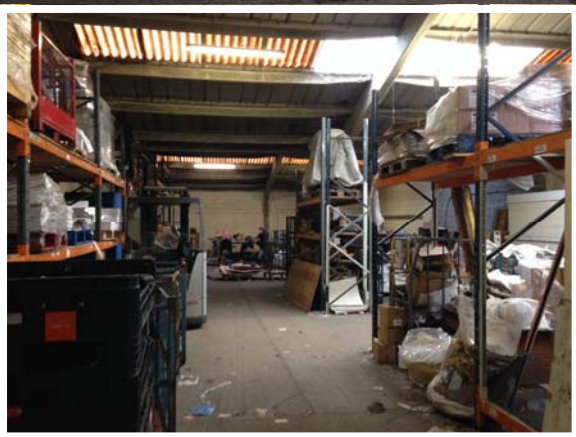


Unit 5 Cromwell Centre, Stepfield, Witham, Essex, CM8 3TH



Freehold For Sale
**Industrial
Unit**
368.36 sq m
(3,956 sq ft)

- Excellent access to A12
- Office accommodation
- Up and over access door
- Gas fired blower heater

Details

Location

The premises form part of the Cromwell Centre along Stepfield on the busy East Industrial Estate. There is excellent access onto the A12 linking London and East Coast Ports. Access to the M11 and Stansted Airport is via the A120 from Braintree, linked to Witham via the B1018.

Description

The premises are of concrete portal frame construction with brick and blockwork infill under a pitched roof incorporating translucent panels. The units benefit from office accommodation, an up and over access door, WC facilities and an eaves height of 12 ft. Heating is by way of Gas Fired Blower Heating (not tested).

Accommodation

The premises provide the following accommodation and approximate floor areas:

Total area 368.36 sq. m. (3,956 sq. ft.)

Local Authority

Braintree District Council
Causeway House
Braintree
Essex CM7 9HB

Telephone: 01376 552525

Business Rates

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Unit 5	Rateable value	£19,500
	Rates payable (2014/2015)	£9,185 pa

Tenure

Freehold with vacant possession.

Price

£150,000.

VAT

VAT is not payable on the purchase price.

Energy Rating

D.

Legal Costs

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

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

64 Newland Street, Witham, CM8 1AH

Contact James Wright
jw@fennwright.co.uk

For further information

01376 530 135
fennwright.co.uk

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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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