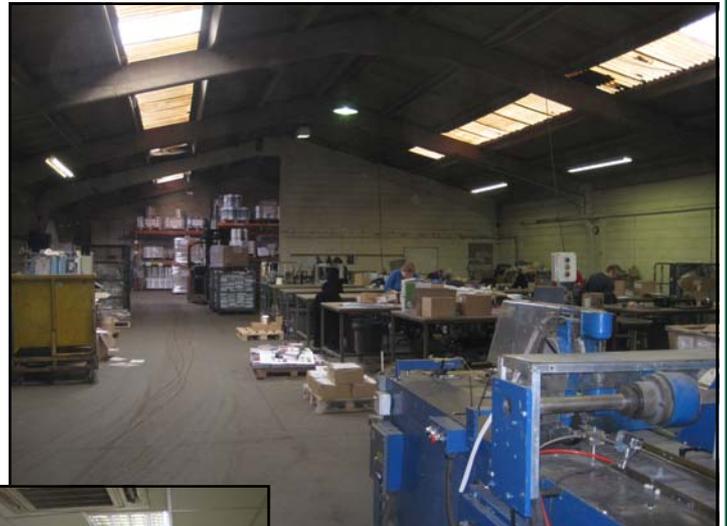


Chartered Surveyors, Estate Agents, Property Consultants

INDUSTRIAL UNIT WITH MEZZANINE OFFICES

552.50 sq. m. (5,947 sq. ft.) GIA Approx

TO LET / FOR SALE



3 CROMWELL CENTRE, STEPFIELD WITHAM, ESSEX, CM8 3TH

***OFFICE ACCOMMODATION * UP AND OVER ACCESS DOOR*
*EAVES HEIGHT 12 FT***

Grove House, 114 New London Road, Chelmsford CM2 0RG

Fax : 01245 347174 DX 89706 Chelmsford 2

Email : chelmsford@fennwright.co.uk

Colchester 01206 216565 : Ipswich 01473 232701 : Witham 01376 516464

01245 261226

 fennwright.co.uk

3 CROMWELL CENTRE, STEPFIELD, WITHAM, ESSEX, CM8 3TH

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. A mezzanine floor area incorporating two additional offices is also provided. Heating is by way of Gas Fired Blower Heating (not tested).

ACCOMMODATION: Gross Internal Area 552.50 sq. m. (5,947 sq. ft.)

TENURE: The property is offered on a new full repairing and insuring Lease on terms to be agreed. Alternatively the freehold is available.

RENT: £35,000 per annum exclusive.

PRICE: £250,000 subject to contract.

VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult with professional advisers as to their liabilities, if any, in this direction.

BUSINESS RATES: We advise any interested parties to contact the Local Authority for confirmation of these figures.

LOCAL AUTHORITY: Braintree District Council - Telephone 01376 552525

LEGAL COSTS: Both parties legal costs to be borne by the incoming tenant.

VIEWING: Strictly by appointment with the vendors sole agent:
Fenn Wright, Grove House, 114 New London Road, Chelmsford, CM2 0RG

CONTACT: **JAMES WRIGHT**
Tel: 01245 261226
Email: jw-ch@fennwright.co.uk

Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The Vendor or Lessor does not make or give, and neither Messrs Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.