



18 - 21 Burnham Business Park, Burnham on Crouch, Essex CM0 8TE

To Let - Available as a whole or in part

Industrial/Warehouse Unit with Yard

850 sq. m - 2,140 sq. m (9,150 - 23,037 sq. ft.) GIA

- Yard
- Three Phase Power
- Eaves (Min 4.95m, Max 8.50m)
- Office Accommodation
- WC & Kitchenette Facilities
- Parking

Location

The property is situated on Burnham Business Park the main industrial area of Burnham on Crouch. The B1010 (Burnham Road) leads to the Lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers. The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

Description

The property comprises a detached industrial premise of steel portal frame construction with part block, part steel clad elevations underneath an insulated pitched roof. The property is arranged into three bays and would easily lend itself to subdivision. The landlord is looking to retain one or two of the bays for his own business and is looking to let some of the surplus accommodation.

The industrial accommodation benefits from three phase power, roller shutter access and sodium lighting. One of the bays benefits from a mezzanine and the other available bay benefits from a office section to the front elevation which is split over ground and first floor. The offices are carpeted throughout and benefit from suspended ceilings with inset and strip lighting, electric heating and double glazed windows. The office section also contains a meeting room, kitchenette, WC facilities and a canteen.

Externally to the rear of the property is a concrete surfaced secure yard and to the front of the property is a large parking area. The external areas are to be shared with the landlord, however it may be possible to make the external areas self contained if required.

Accommodation

Option 1

Warehouse	608.40 sq. m.	(6,548 sq. ft.)
Offices, WC & Kitchen etc.	241.77 sq. m.	(2,602 sq. ft.)
Total	850.17 sq. m	(9,150 sq. ft.)

Option 2

Warehouse	608.40 sq. m.	(6,548 sq. ft.)
Offices, WC & Kitchen etc.	483.54 sq. m.	(5,204 sq. ft.)
Total	1,091.94 sq. m	(11,752 sq. ft.)

Option 3

Warehouse	852.00 sq. m.	(9,170 sq. ft.)
Mezzanine	196.40 sq. m	(2,114 sq. ft.)
Total	1,048.40 sq. m	(11,284 sq. ft.)

Option 4

Warehouse	1,460.40 sq. m.	(15,719 sq. ft.)
Mezzanine	196.40 sq. m	(2,114 sq. ft.)
Offices, WC & Kitchen etc.	483.54 sq. m.	(5,204 sq. ft.)
Total	2,140.34 sq. m	(23,037 sq. ft.)

Business Rates

TBC

Quoting Rent

£4.50 per sq. ft. per annum exclusive

VAT

We understand VAT will be payable on the rent.

Legal Costs

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

Viewing

Strictly by prior appointment with:

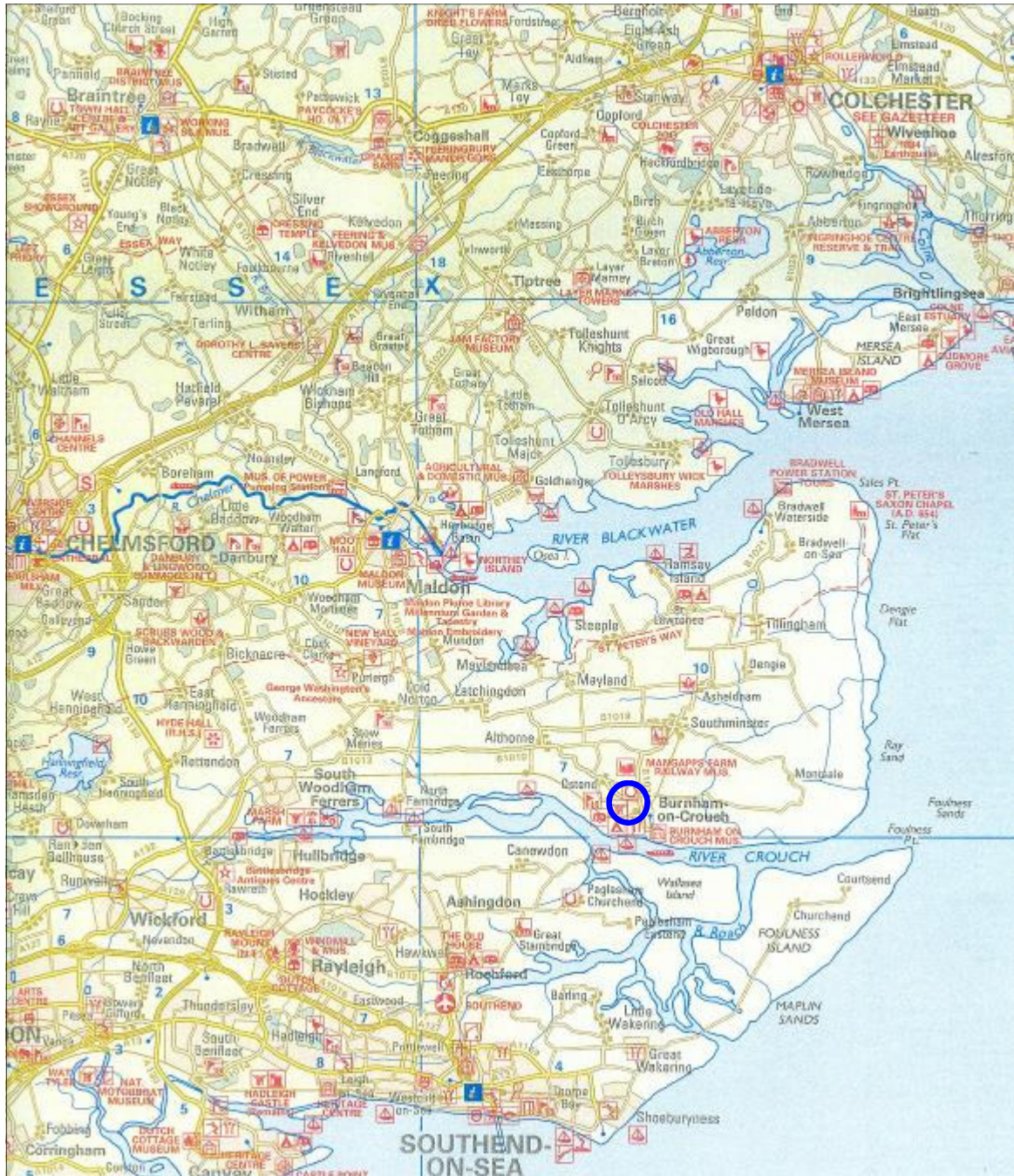
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