



AVAILABLE TO LET

**Very Well Presented Detached Business Premises With Offices
On A Gated & Surfaced Site Totalling Approx. 0.5 Acres**

9 Crittall Road, Witham, Essex, CM8 3DR

RENT

£79,500
per annum

AVAILABLE AREA

4,977 sq ft
[462.3 sq m]

IN BRIEF

- » Flexible Office and Workshop Layout
- » Kitchen and WC facilities
- » Fenced, Gated & Surfaced Site Of 0.5 Acres
- » Ample Parking and Storage

LOCATION

Located in Witham, Crittall Road Industrial Park offers excellent access to the A12, connecting to Chelmsford, Colchester, and London, with Witham's mainline railway station a 5 minute car journey away, for convenient rail links (London Liverpool street approx. 45 mins).

DESCRIPTION

The property comprises a detached business unit situated on a fenced, gated, and surfaced site of approximately 0.5 acres (measured via Edozo).

The premises offer a flexible layout with open-plan and cellular office spaces, meeting rooms, store/workshop areas and an additional mezzanine floor. The unit benefits from kitchenette, WC, and shower facilities, fibre internet, gas heating via radiators to the office space (not tested) and three-phase power.

The building has an eaves height of approximately 3.9m and an apex height of approx. 4.1m.

Ample parking is available in marked bays at the front, with additional parking or storage space at the rear. An electrically operated loading door on the rear elevation, approx. 3.7m wide by 3m high, provides access to the main warehouse/workshop area.

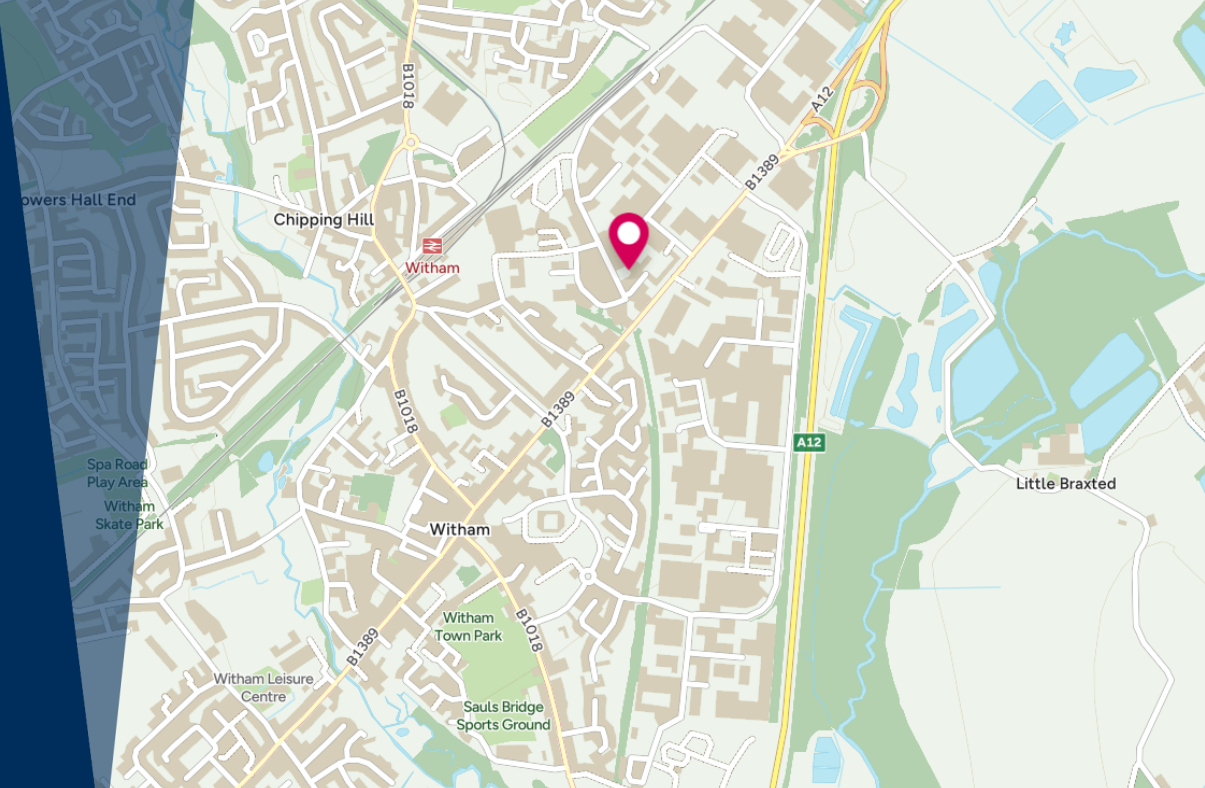
The site is fenced and gated, with access from both Crittall Road and Eastways.

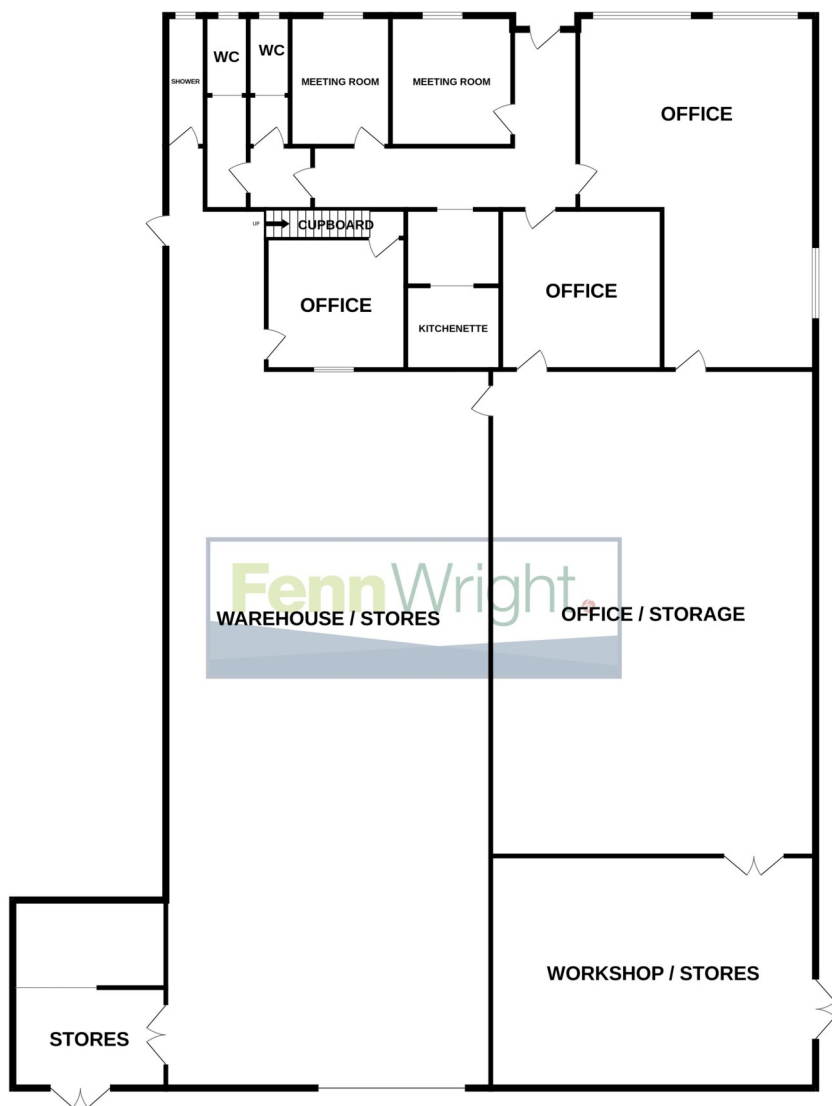
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|--------------|-------------|----------------------|
| » Offices: | 2,489 sq ft | [231.2 sq m] approx. |
| » Workshops: | 2,488 sq ft | [231.1 sq m] approx. |
| » Total: | 4,977 sq ft | [462.3 sq m] approx. |

Note: There is an additional mezzanine floor measuring approx. 1,462 sq ft with restricted head height.





TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £79,500 per annum (no VAT).

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £51,000.

Therefore estimated rates payable of approximately £27,850 for the current year.

We recommend all parties make their own direct enquiries with the local rating authority.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £1,500 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (93) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We are advised that the property has not been elected for VAT.

LEGAL COSTS

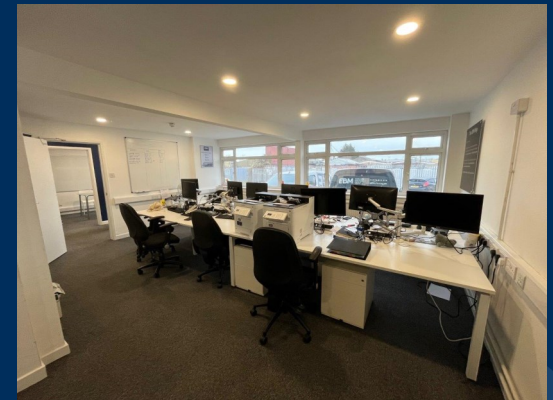
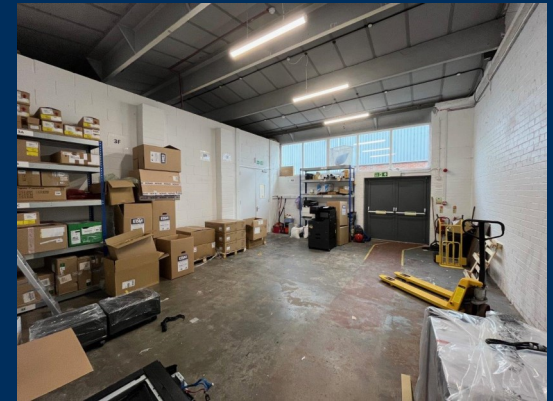
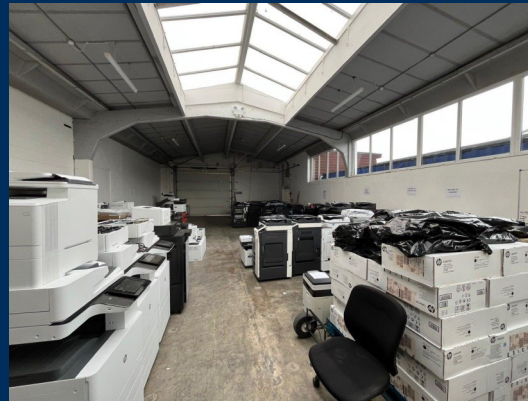
Each party will bear their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



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 lessees 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 Fenn Wright LLP 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 Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 28 November 2024

Fenn Wright

