

FOR SALE FREEHOLD

Industrial/Warehouse with Secure Yard

**Units 7A - D Perry Road, Freebournes Industrial
Estate, Witham, Essex, CM8 3UD**

GUIDE PRICE

Price on Application

AVAILABLE AREA [GIA]

41,674 Sq. Ft. on 1.46 Acre Site
[3,871.60 Sq. M.]

IN BRIEF

- » Rare Freehold Opportunity
- » Secure Site with Electric Gated Entrance
- » Established Estate in Close Proximity to the A12
- » Available Immediately

LOCATION

The property is located on the established Freebournes Industrial Estate adjacent to the A12 which provides convenient access to Junction 28 of the M25 (22 miles) to the south and the east coast ports of Harwich and Felixstowe to the north east via its connection with the A120 and A14 respectively. Access to the M11 and Stansted Airport is via the A120 from Braintree which is linked to Witham via the B1018. Witham Station provides a frequent service to London Liverpool Street with a journey time of approximately 45 minutes.

DESCRIPTION

The property comprises four industrial/warehouse units within a self contained secure site. Three of the units (7A-C) were constructed in the late 1980s and are of steel portal frame construction with a minimum eaves height of approximately 7.50m rising to 9.20m at the apex. Unit 7D was previously a canopy which was converted in 2023 to provide an additional storage building. Two storey office accommodation is provided to the front of the three original units. The offices are primarily open plan with some private offices and benefit from localised air conditioning, suspended ceilings with inset lighting and WC facilities. Externally there is a concrete surfaced secure yard which is accessed via an electric barrier.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Unit 7A	20,555 sq ft [1,909.60 sq m]
» Unit 7B	7,432 sq ft [690.45 sq m]
» Unit 7C	7,418 sq ft [689.15 sq m]
» Unit 7D	6,269 sq ft [582.40 sq m]
» Total:	41,674 sq ft [3,871.60 sq m]



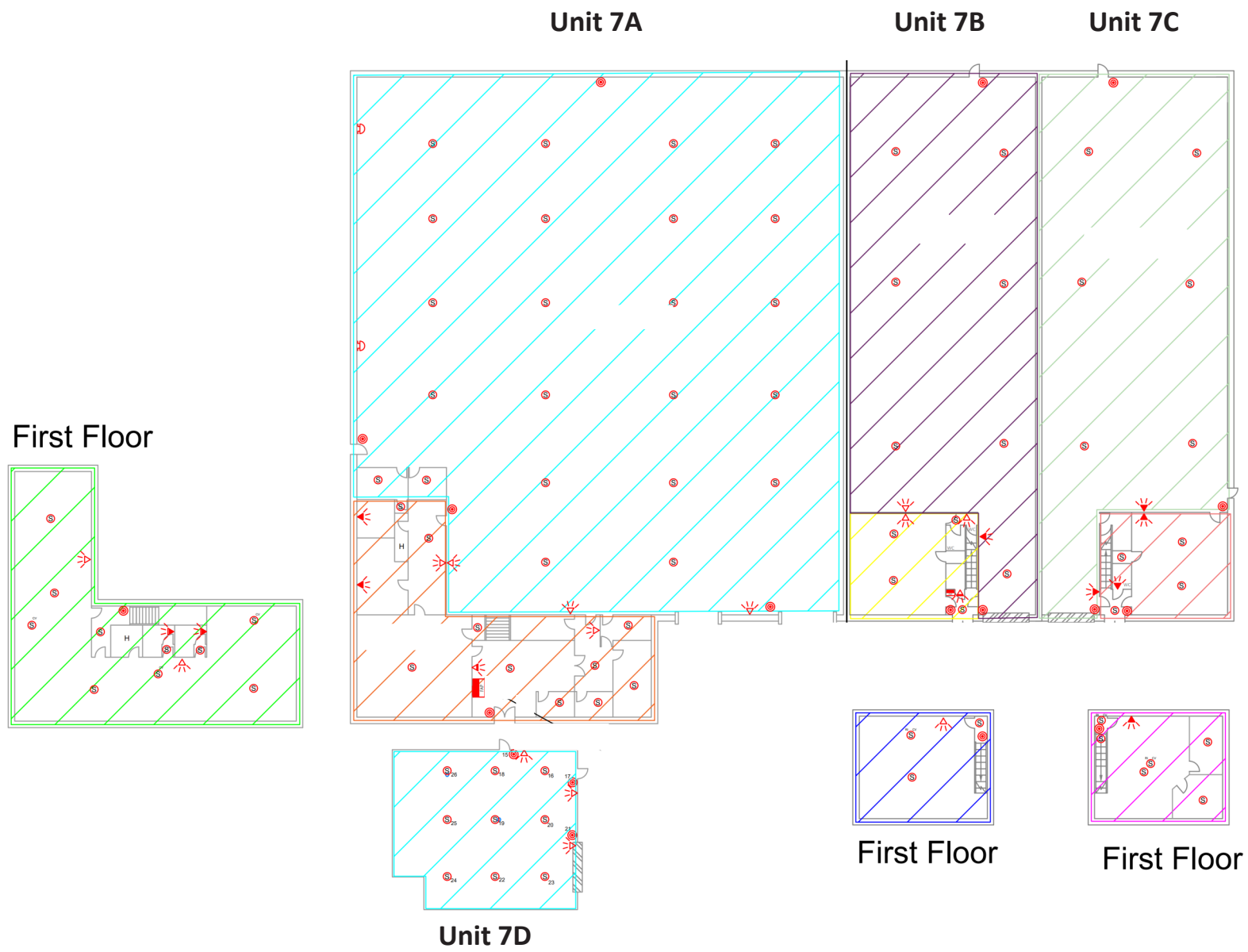
Colchester / Ipswich /
Felixstowe

Junction 22

A12

Chelmsford / M25 /
London





First Floor

First Floor

First Floor

SERVICES

We understand the property is connected to mains water, gas and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATE [EPC]

7A Perry Road—D (79)

7B Perry Road—D (82)

7C Perry Road—E (117)

7D Perry Road—B (50)

A full copy of the EPC assessment and recommendation reports are available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value of £211,000. Therefore estimated annual rates payable of approximately £115,206 (2025/26). We advise interested parties to speak to the local authority for further information.

PLANNING

We understand the property has a longstanding B8 Use. We advise all interested parties to contact the Local Authority for further information.

TERMS

The property is offered for sale freehold with vacant possession.

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VAT

We are awaiting confirmation from our client on the VAT position.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



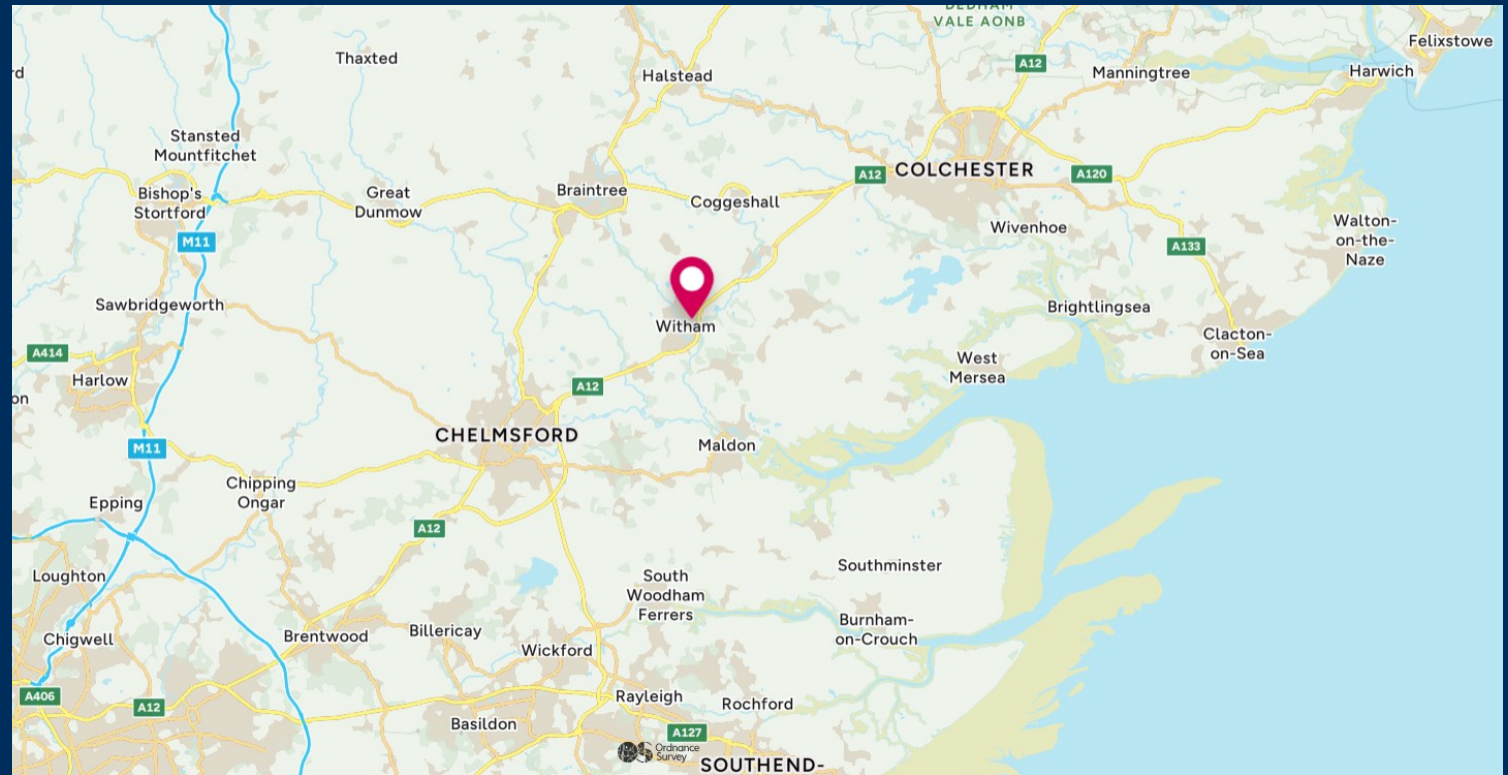
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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Particulars created July 2025

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