



FOR SALE FREEHOLD

Industrial/Warehouse with Offices and Excellent Parking

**2 Europa Park, Eastway's Industrial Estate,
Witham, Essex, CM8 2FN**

GUIDE PRICE

£1,695,000 (No VAT)

AVAILABLE AREA [GIA]

10,466 sq ft
[972.52 sq m]

IN BRIEF

- » **Rare Freehold Opportunity**
- » **Well Presented with Excellent Parking**
- » **Established Estate in Close Proximity to the A12**

LOCATION

The property is situated on Europa Park, a modern industrial park on the popular Eastway's Industrial Estate. Eastway's Industrial Estate is located approximately one mile to the north east of Witham town centre and the property is less than a mile from Junction 22 of the A12. The A12 provides good connections to the East coast ports of Felixstowe & Harwich, the M25, M11 and Stansted Airport. A frequent main line rail service is available from Witham Station to London Liverpool Street with a journey time of approximately 45 minutes.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse of steel portal frame construction with elevations of full height insulated profile metal panels. At the front of the property is a well presented two storey section which comprises a mix of staff facilities on the ground floor and open plan offices on the first floor. The offices on the first floor are well presented and benefit from raised floors, suspended ceilings with inset lighting and gas fired central heating. The industrial area to the rear benefits from evaporative air cooling, LED lighting and a minimum eaves height of 6.10m rising to 7.40m at the pitch. There is a loading door to the right hand side which measures approximately 3.60m wide and 4.90m high. Externally there is a generous parking area to the front of the property as well as a dedicated area outside the loading door. Please refer to the floor plan for further information.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

» Industrial/Warehouse	6,357 sq ft	[590.59 sq m]
» Stores/Canteen/WC	1,872 sq ft	[174.00 sq m]

» First Floor

» Offices	1,872 sq ft	[174.00 sq m]
» Mezzanine	365 sq ft	[33.93 sq m]
» Total:	10,466 sq ft	[972.52 sq m]

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band D (100) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.





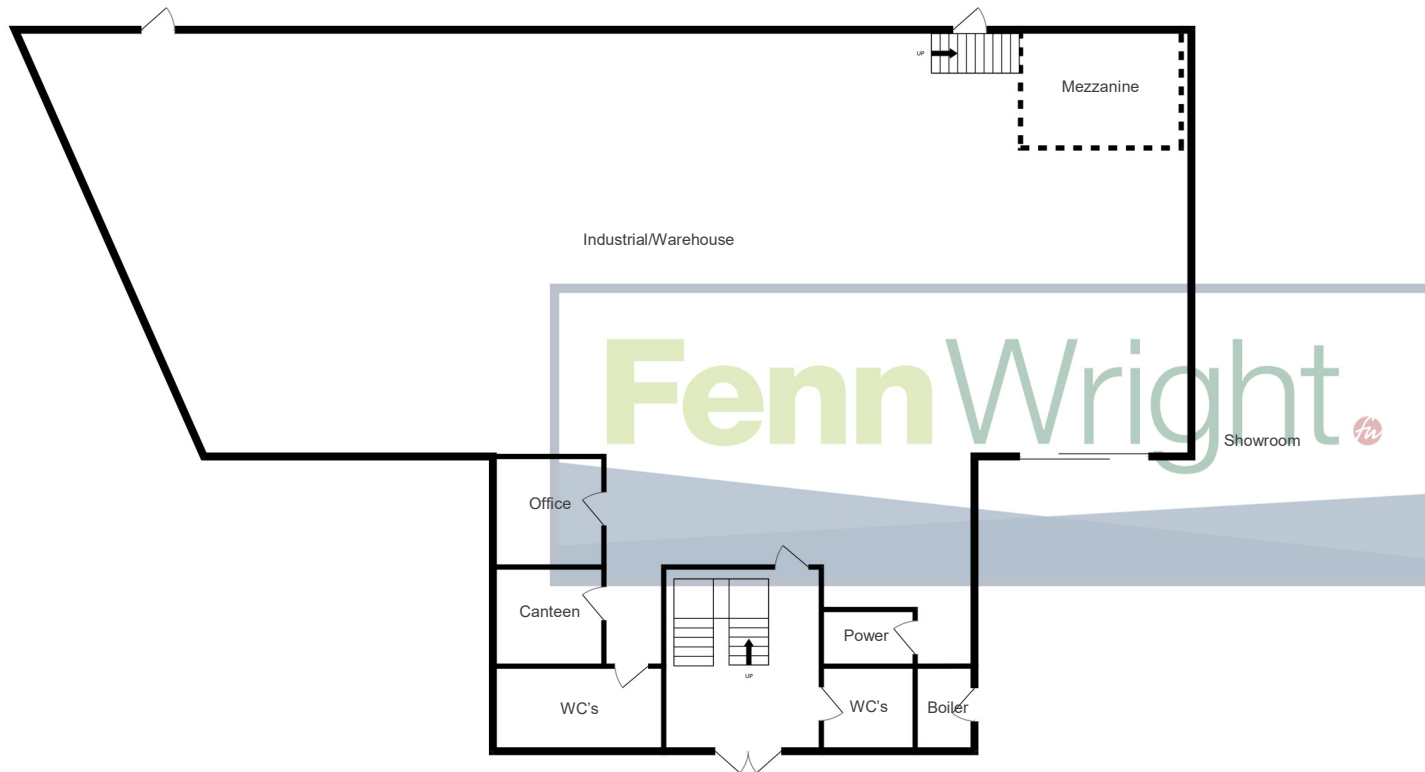
Main Line to London
Liverpool Street

Junction 22

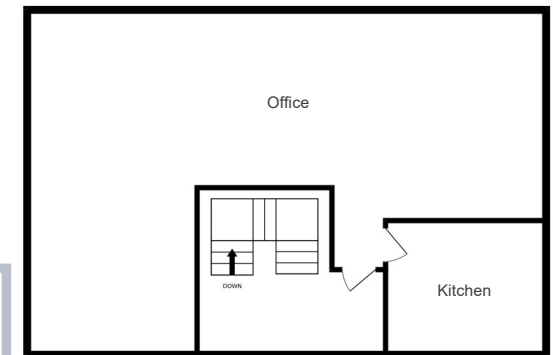
A12

Indicative Plan Only - Not to Scale

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

We understand the property is connected to mains water, drainage, 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.

BUSINESS RATES

We are advised that the premises have a rateable value of £80,000. Therefore estimated annual rates payable of approximately £43,680 (2024/25). Interested parties are advised to make their own enquiries.

PLANNING

We understand the premises has an established B2 & B8 Use. All parties are advised to speak to the Local Authority for clarification of their intended use.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

TITLE

The property is held freehold under Title EX723810.

TERMS

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£1,695,000 (One Million Six Hundred and Ninety Five Thousand Pounds).

VAT

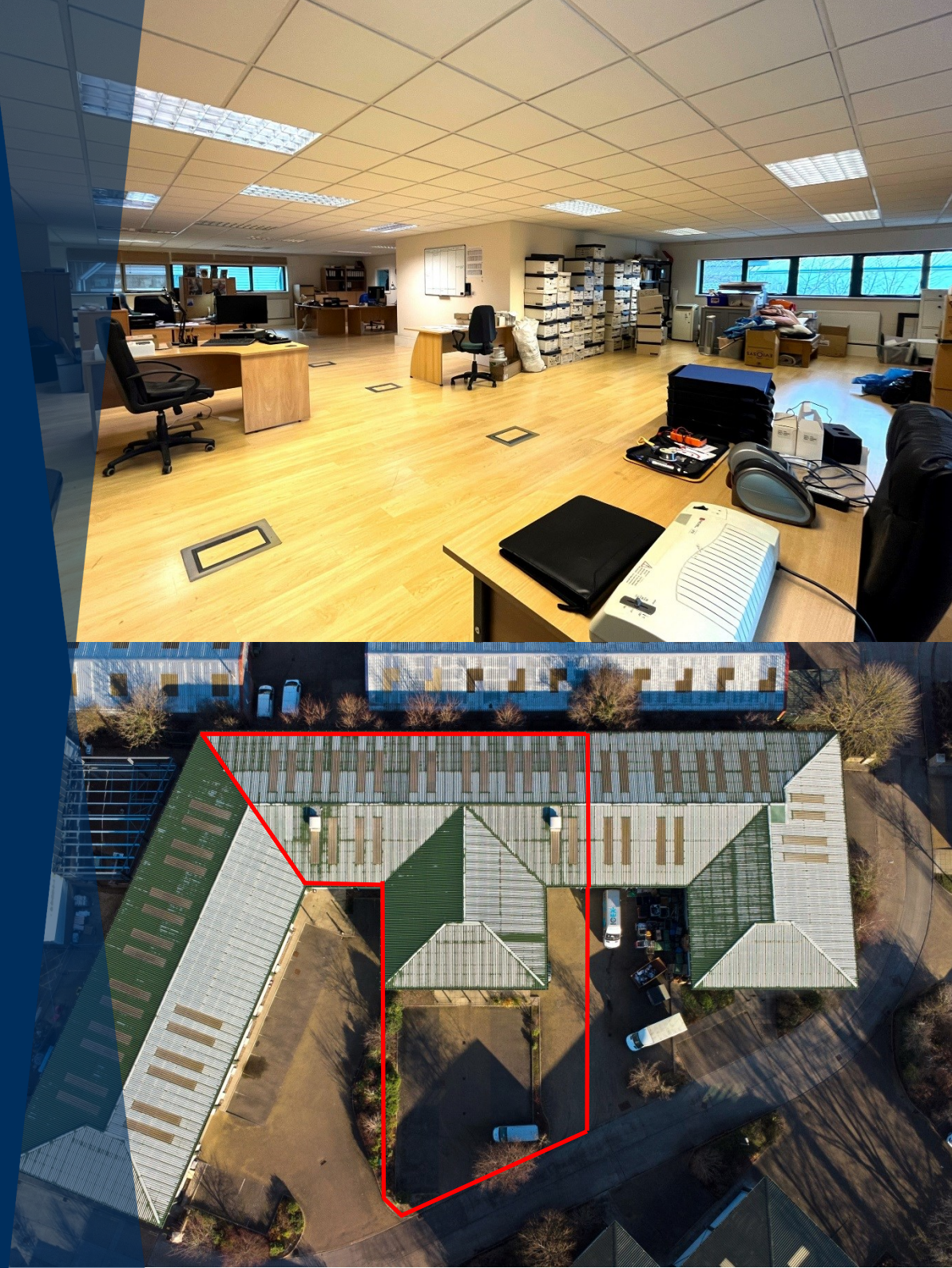
We understand VAT is not applicable.

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:**

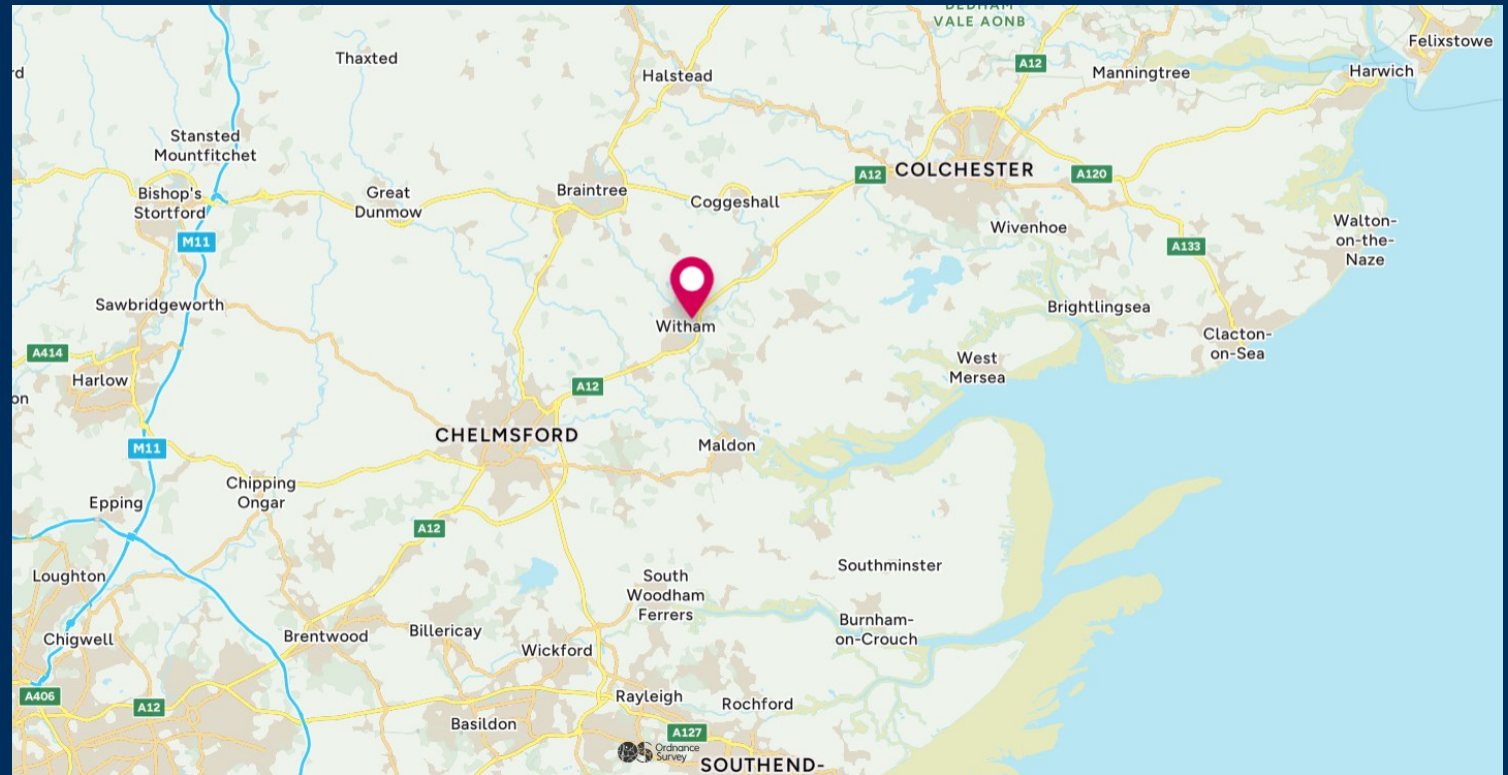
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Particulars created February 2025

Fenn Wright

