

01206 577667

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 **Whybrow**

**Offices with Parking – Long Leasehold interest For Sale**



## **1 Stepfield, Eastern Industrial Estate, Witham, Essex, CM8 3TH**

Asking Price: £395,000

10,415 Sq. Ft (967.6 Sq. M)

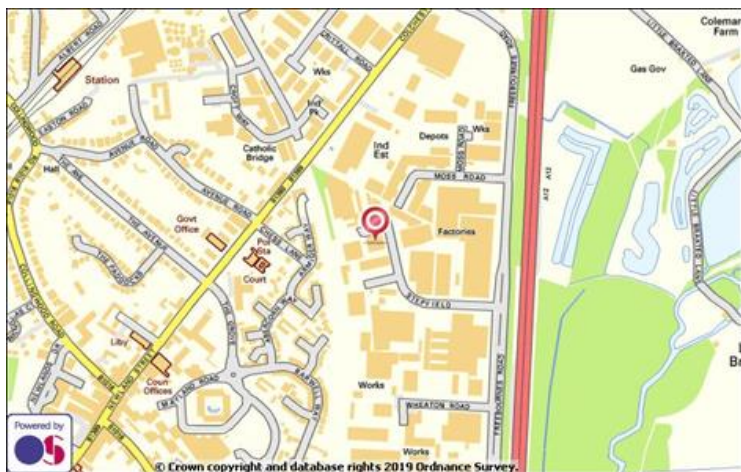
- Detached Office Building
- Ground Floor-fully refurbished
- Close to A12
- Large Site area
- 33 Car Spaces

## Location

Witham, with a resident population of circa 22,500 people, is a prosperous town in the heart of Essex and lies immediately adjacent to the A12 trunk road, broadly midway between Chelmsford and Colchester.

The town provides main line rail links to London Liverpool Street with a fastest journey time of 52 minutes, easy access to the M25 (J28), Stansted Airport via the A130 / A120, the east coast port of Harwich and to the Midlands, via the A14 at Ipswich.

The property is located in Stepfield, accessed via Freebournes Road and is just off the A12.



## Description

The property comprises a detached three storey office building of brick construction beneath a flat roof and offers principally open plan office accommodation on each floor accessed via a shared reception lobby and comprises predominantly open plan accommodation benefiting from wc and kitchen facilities. The ground floor is already fully refurbished including air conditioning and kitchen facilities.

Externally, there are 33 car spaces with parking to the front and rear of the building

## Accommodation

The property has the following Nett Internal Areas (NIA):

Ground floor	3,395 sq.ft
First Floor	3,510 sq ft
Second Floor	3,510 sq ft
Nett Internal area	10,415 sq ft (967.6 sq m)

## Asking Terms

The Sale of the long leasehold interest for 99 years from 12/10/1966 without review at a fixed ground rent of £3,000 per annum.

## Asking Price

Offers in the region of £395,000 are invited for the benefit of the long leasehold interest.

## Town Planning

The property benefits from an established use for Class E office use. Interested parties should make their own investigations of Braintree District Council on 01376 552525.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £93,000.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

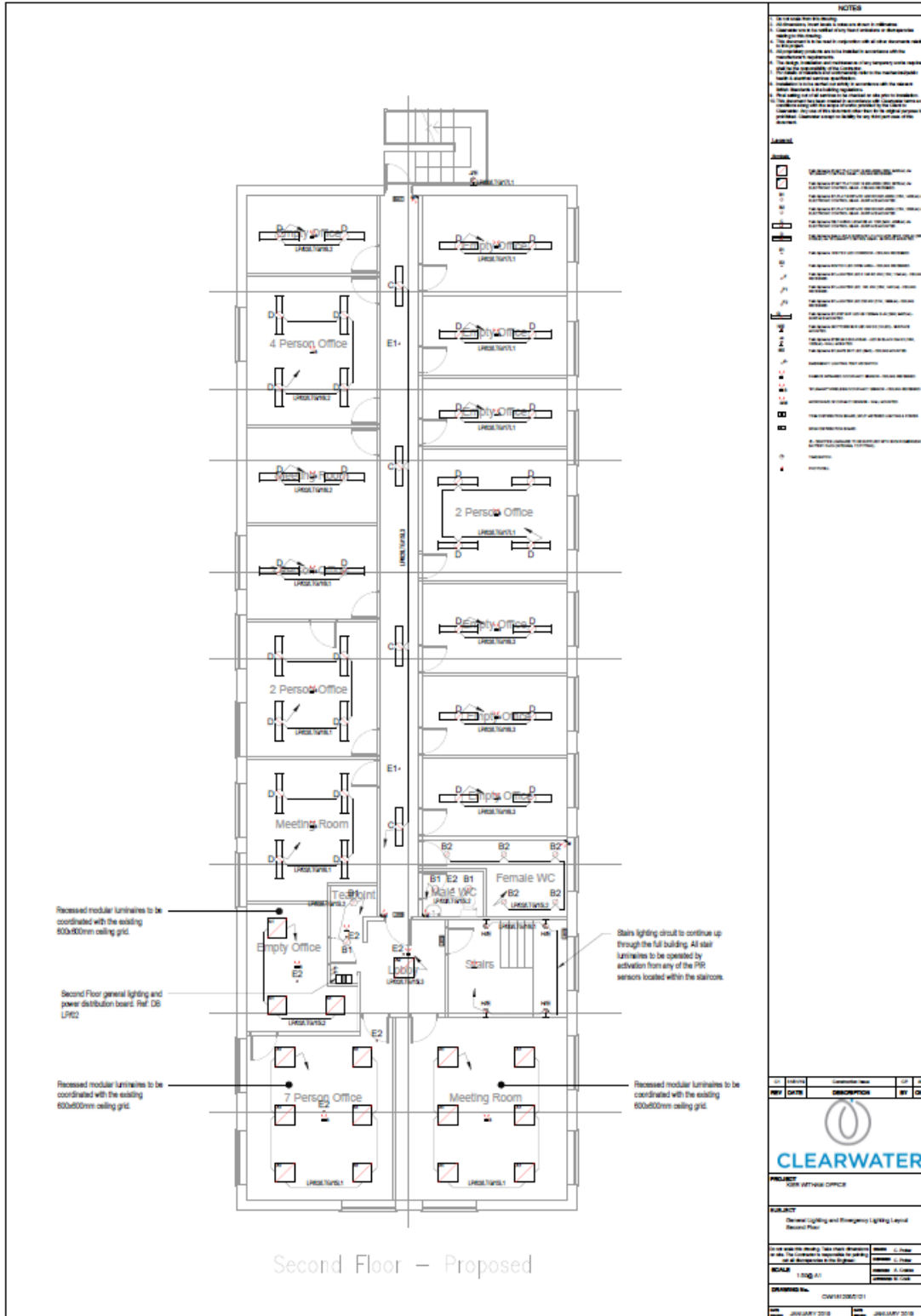
## Energy Performance Certificate

The individual floors are to be separately assessed.









Second Floor – Proposed

**Ewan Dodds BSc FRICS**  
 ewan.dodds@whybrow.net  
 01206 577667

**Maria Newman**  
 m.newman@whybrow.net  
 01206 577667

**Charntelle Goodyear**  
 Charntelle.goodyear@whybrow.net  
 01206 577667

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