

**01206 577667**

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**Industrial Unit – To Let**



## **Unit 3 Europa Way, Croft Way, Witham, Essex, CM8 2FN**

Passing Rent: £85,000 Per Annum Exclusive

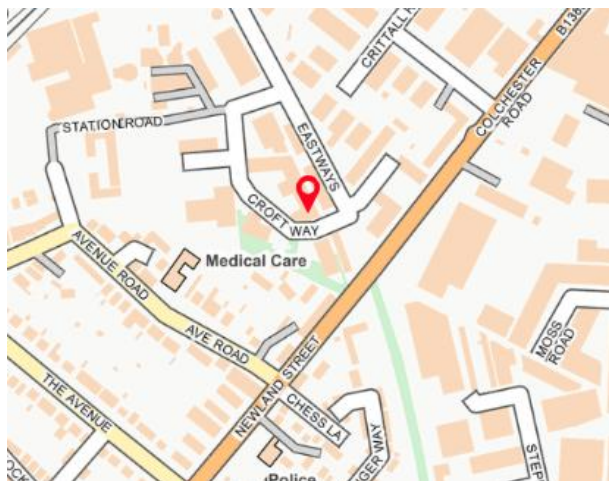
10,071 Sq. Ft (936 Sq. M)

- Modern Warehouse/Industrial Unit
- 17 Car Parking Spaces
- Loading Bay
- Single Roller Shutter Loading Door
- First Floor Offices/Mezzanine

## Location

Witham has a population of circa 27,000 and lies midway between Chelmsford, the County City of Essex, and Colchester adjacent to the A12 trunk road, which provides excellent communication links to the M25(J28), Stansted Airport and the A120.

The property is located on a corner location of Croft Way, Europa Park approximately 1 mile to the North East of Witham town centre.



## Description

The property comprises an end terrace industrial/warehouse unit of steel portal frame construction with corrugated steel cladding and translucent roof panels. Staff facilities are available on the ground floor along with offices and storage at first floor/mezzanine.

The property benefits from an eaves height of 6.85m, a dedicated loading bay and roller shutter door(3.6m(w) x4.8m(h)). Externally, there are 17 parking spaces.

## Accommodation

The property benefits from a Gross Internal Area (GIA) as follows:

Ground-Warehouse	3,974 sq. ft
Stores/WC	2,452 sq.ft
First Floor-Offices	1,851 sq.ft
Mezzanine floor	1,794 sq.ft
<b>Total</b>	<b>10,071 sq.ft (936 sq.m)</b>

## Asking Terms

The property is available by way of an assignment of a Full Repairing and Insuring (FRI) Lease from 01/01/2025 to 31/12/2030.

## Passing Rent

£85,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

There is a stepped rent increase to £90,000 per annum exclusive from 01/01/2027 rising to £92,500pax from 01/01/2028 until expiry.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Planning

The unit benefits from an established Class B1/B2 (Industrial) use. Interested parties are advised to contact Braintree District Council on 01376 557779.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £73,500.

## Legal Fees

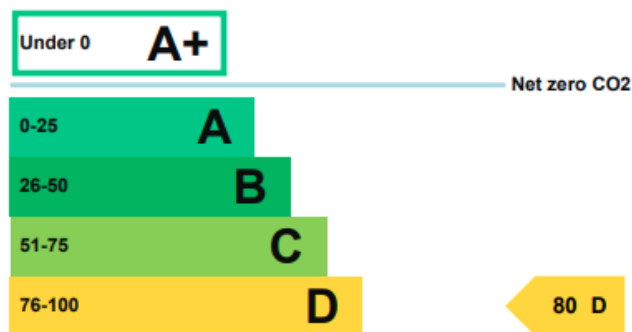
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has an EPC rating of D80.

## Energy rating and score

This property's energy rating is D.



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