TO LET

Industrial/Warehouse/Cross-Dock With Secure Yard

56,946 sq. ft. (5,290 m²)

26 Crittall Road, Witham, Essex, CM8 3DR

- Immediately available
- Cross-dock warehouse (8 x shutter doors)
- Two 25m depth yards
- Refurbished
- 6.8m clear internal height
- Close to A12 junction

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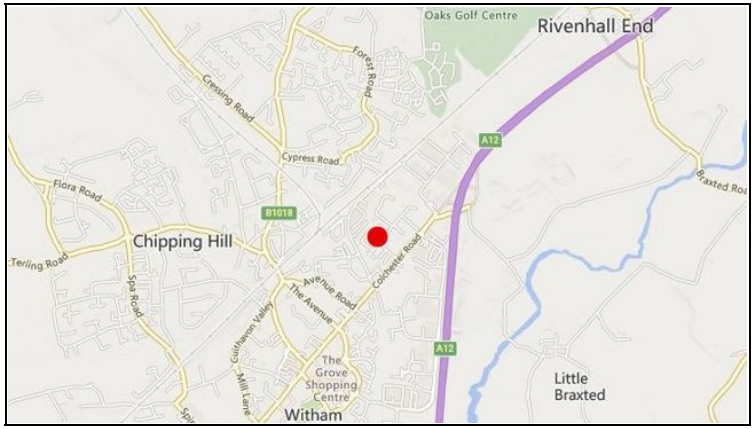
Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT



LOCATION
26 Crittall Road is located within an established commercial area of Witham on Crittall Road. Via Colchester Road, to the south, the property has good access to the A12 at the Coleman's Bridge junction (J22). Witham town centre is approximately 0.7 miles to the southwest and Witham railway station 1/4 mile to the west. The city of Chelmsford is approximately nine miles to the southwest. The port of Felixstowe is approximately 30 miles to the northeast and Stansted Airport 18 miles to the west.

DESCRIPTION
26 Crittall Road comprises a self-contained, single storey industrial/warehouse/cross-dock facility with two secure yard areas. The property, which has been refurbished to a high standard, including installation of solar panels to the roof, provides warehouse with eight full height shutter doors, entrance lobby and ground and first floor offices with staff facilities. Externally there are front and rear yards (each with 25m depth) and parking. The demise is entirely fenced.

ACCOMMODATION

Ground Floor	53,104 sq. ft. (4,933 m²)
First Floor	3,842 sq. ft. (357 m²)
Total	**56,946 sq. ft. (5,290 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is immediately available upon the basis of a new full repairing and insuring lease for a term to be agreed.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

EPC
The property has a rating of A-2.

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

CONTACT
Strictly by appointment via sole agents:

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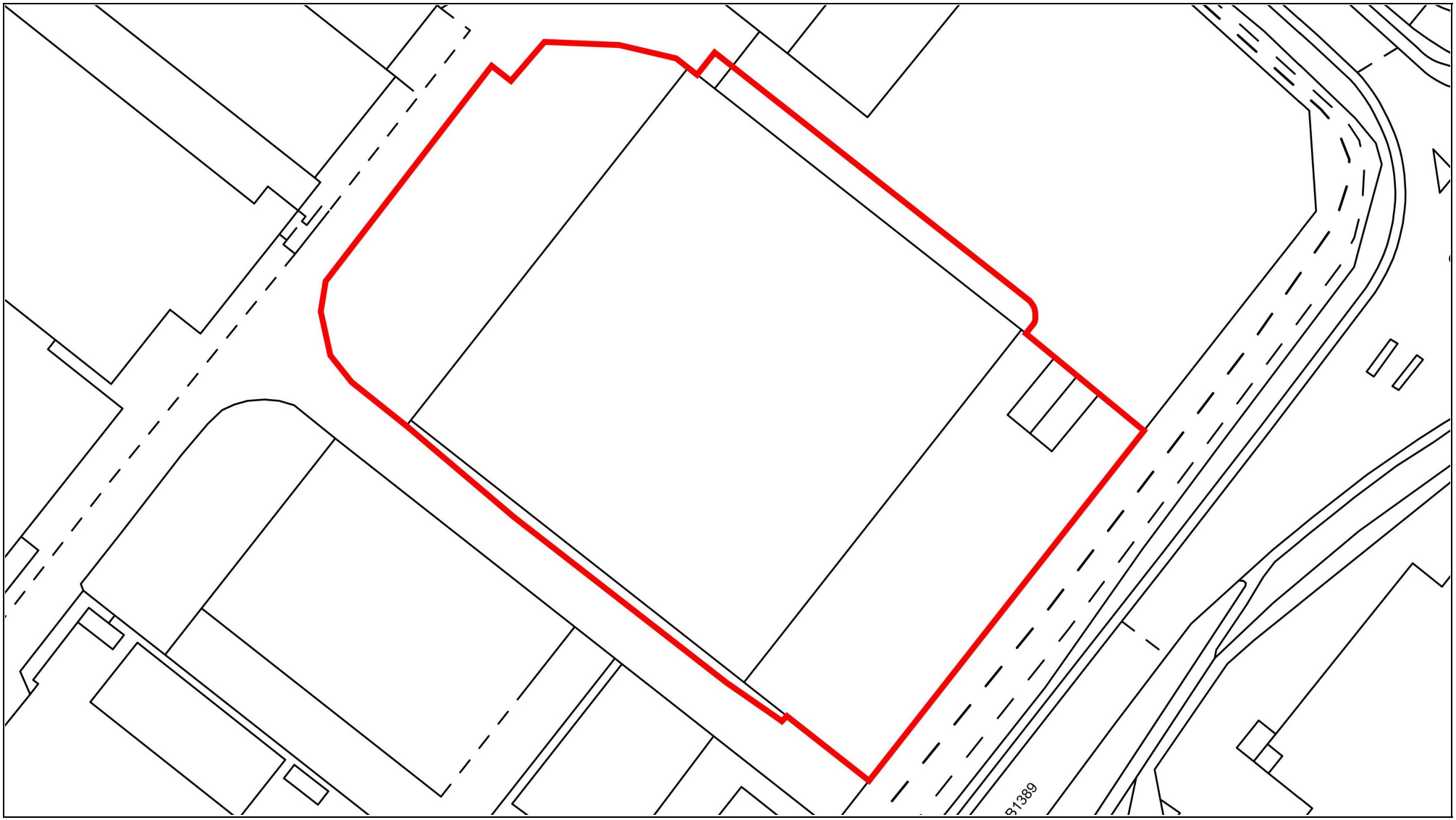

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