

FOR SALE / TO LET

Industrial/Warehouse/Business Unit

10,893 sq. ft. (1,012 m²)

UNIT 3, EUROPA PARK

Croft Way, Eastways Industrial Estate, Witham, Essex, CM8 2FN

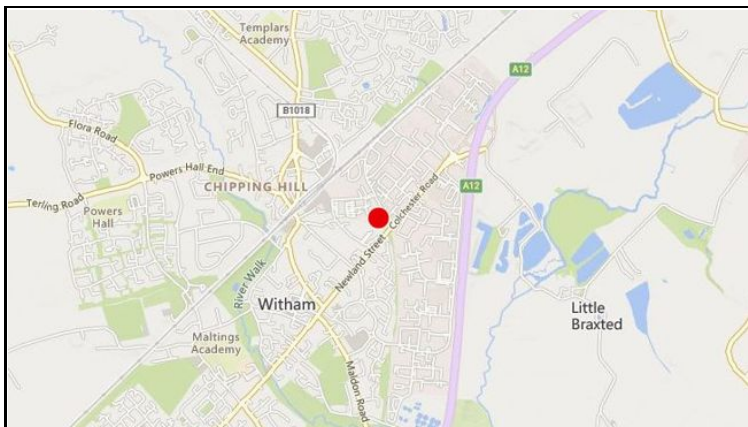


- Modern unit
- Ground floor warehouse/workshop
- First floor offices

- Mezzanine (1,865 sq. ft.)
- 3-phase power
- Good access to A12

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
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LOCATION

Europa Park is located within the Eastways Industrial area of Witham, being situated at the southern end of the wider estate on Croft Way. The property has road access to the A12 at Junction 22, Colemans Bridge approximately 0.7 miles (1.14 km) to the north east. Witham railway station is to the north, and provides a regular service to London Liverpool Street, Colchester and Ipswich.

DESCRIPTION

Unit 3, Europa Park comprises a 2000 built, single-storey industrial/warehouse unit with external leading and parking. The property comprises ground floor warehouse/workshop with entrance lobby, first floor offices and mezzanine. There are staff facilities. The property has all mains services, including 3-phase power.

ACCOMMODATION

Ground Floor	6,506 sq. ft. (604 m ²)
First Floor	1,863 sq. ft. (173 m ²)
Total	10,893 sq. ft. (1,012 m²)
Mezzanine	2,520 sq. ft. (234 m ²)

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

TERMS

The property is available for sale freehold with vacant possession or leasehold, further details upon application.

PRICE

£1,700,000 exclusive.

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 an EPC rating of D - 80.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint sole agents:

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