TO LET

Light Industrial Unit

1,685 sq. ft. (157 m²)

170 ENTERPRISE COURT

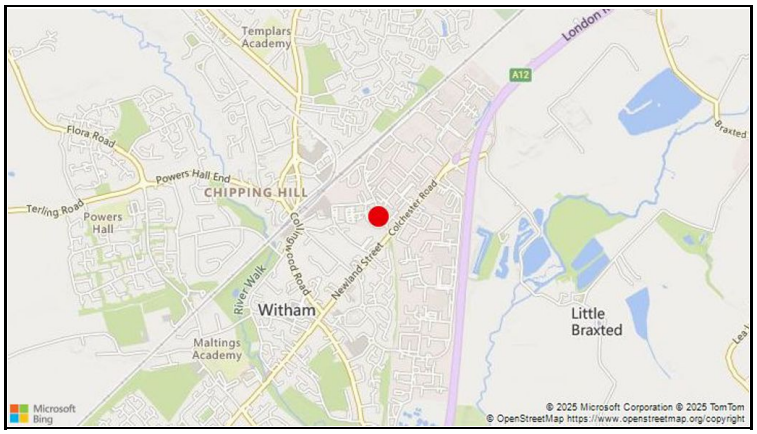
Eastways Industrial Estate, Witham, Essex, CM8 3YS

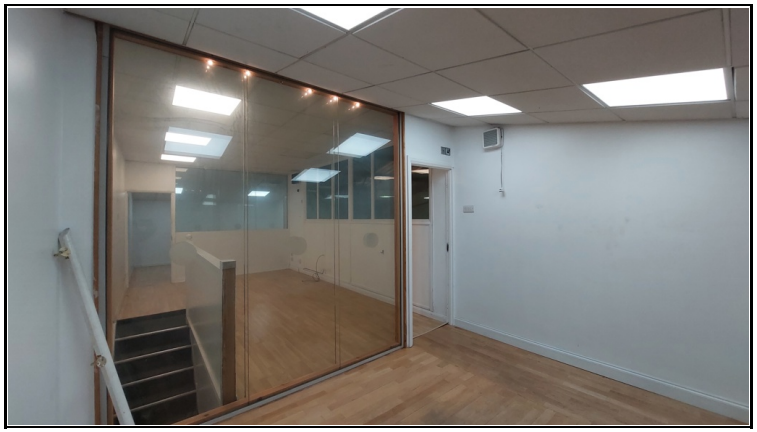


- Mid terrace unit
- First floor offices
- Full height shutter
- Forecourt loading/parking
- 3-phase power
- New lease terms

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION
Enterprise Court forms part of the wider Eastways Industrial Estate, located to the north of Witham town centre. Enterprise Court comprises several terraces of similar, small light industrial units. The A12 is a short distance to the north east via the Colemans Bridge Junction (J22). Witham railway station is within walking distance.

DESCRIPTION
170 Enterprise court comprises a mid-terrace, light industrial unit arranged to provide a warehouse/workshop space and first floor offices. The unit benefits from a kitchen and W/C. Access is via a full height shutter door and separate personnel entrance. Externally there is forecourt loading and parking. The unit is connected to three phase power and water services.

ACCOMMODATION

Ground Floor	1,244 sq. ft. (116 m²)
First Floor	441 sq. ft. (41 m²)
Total	**1,685 sq. ft. (157 m²)**

TENURE
The property is available on a new lease for a term to be agreed to be granted outside the provisions of security of tenure of the Landlord & Tenant Act 1954, Part II.

RENT
£20,500 per annum exclusive.

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 the Braintree District Council for verification of the rates payable.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of E - 116.

LEGAL FEES
The ingoing tenant is to be responsible for payment of the landlords reasonable legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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