TO LET

Industrial/Warehouse

5,455 sq. ft. (507 m²)

14A BURNHAM BUSINESS PARK

Springfield Road, Burnham-On-Crouch, Essex, CM0 8TE



- Self contained premises
- Workshop, stores, offices and labs
- Full height shutter door
- Arranged to provide clear rooms
- Secure on-site parking
- 3 phase power

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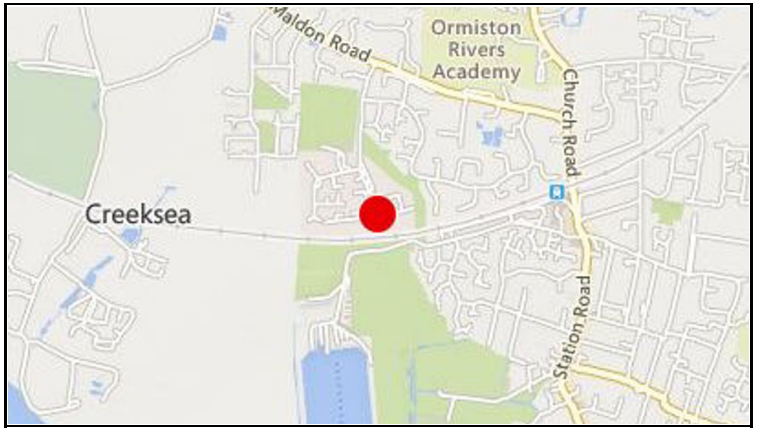
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

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







LOCATION
Burnham Business Park is located to the north-west of Burnham town centre, accessed via Springfield Road from Maldon Road (B1010). The estate comprises an established trading area. Burnham-on-Crouch is situated approximately 23 miles to the east of Chelmsford, 11 miles to the east of South Woodham Ferrers and 12 miles to the south-east of Maldon. Burnham-on-Crouch rail station is approximately 1.2 miles from the property and provides a regular service to London Liverpool Street (1 hour).

DESCRIPTION
The property comprises a self contained single storey unit, arranged to provide ground floor clean lab/production space with first floor offices and stores on mezzanine floor. Externally there is secure car parking.

ACCOMMODATION

Ground Floor	2,781 sq. ft. (258 m²)
First Floor	2,675 sq. ft. (249 m²)
Total	**5,455 sq. ft. (507 m²)**

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

TENURE
The property is immediately available upon new lease terms for a period to be agreed, to be contracted outside the provisions of the 1954 Landlord & Tenant Act Part II.

RENT
£32,500 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 Local Authority, Maldon District Council.

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

EPC
The property has an EPC Rating of C - 73.

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

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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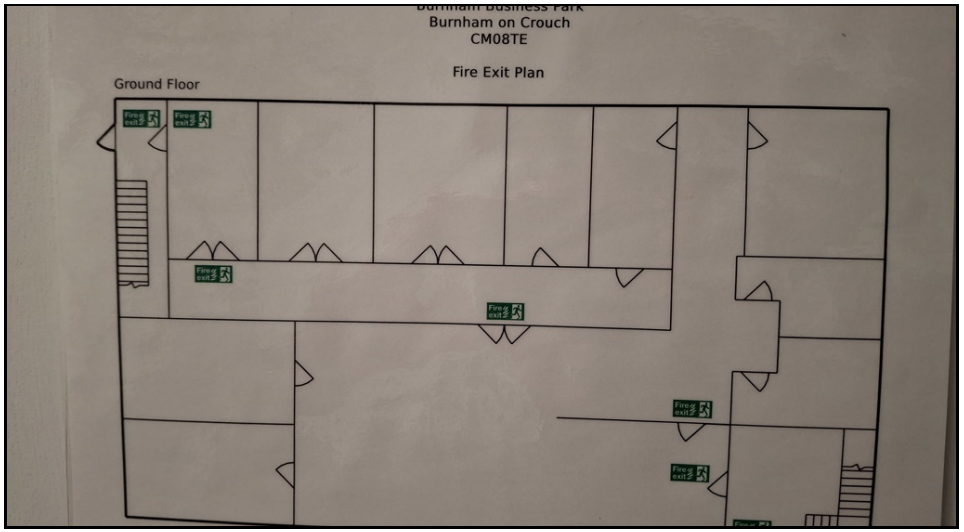

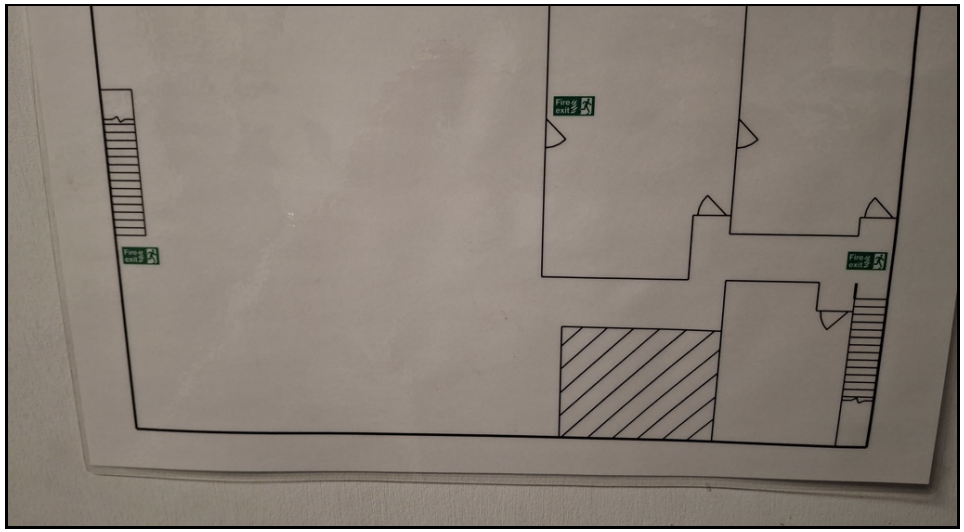

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