

FOR SALE (LONG LEASEHOLD)

Industrial / Warehouse Unit

4,430 sq. ft. (412 m²)

UNIT 5 SPRINGFIELD INDUSTRIAL ESTATE

Burnham-on-Crouch, Essex, CM0 8TE

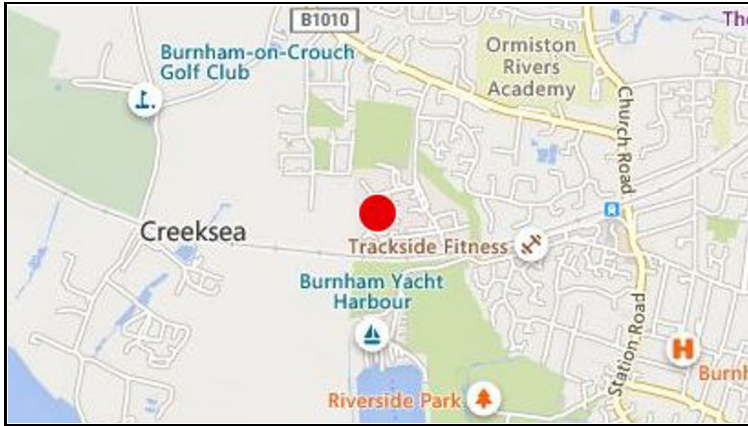


- Due to relocation
- Warehouse/workshop, offices and mezzanine
- On-site parking
- Rarely available sale opportunity
- 3-phase power
- Established estate

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Springfield Industrial Estate is situated to the north west of Burnham-on-Crouch town centre. The estate is well established and the main employment area in Burnham-on-Crouch. The available property is located off Springfield Road. Via Maldon Road (B1010), vehicular access is provided to the town centre and railway station. Maldon, South Woodham Ferrers and the A120/A12 are to the west.

DESCRIPTION

Unit 5 Springfield Industrial Estate comprises a single storey mid-terraced industrial / warehouse unit with external parking. The unit is arranged to provide warehouse / workshop at ground floor with ground and first floor offices to the front and mezzanine stores. Externally there is lean-to storage, several containers and parking provision.

ACCOMMODATION

Ground Floor	2,982 sq. ft. (277 m ²)
First Floor	562 sq. ft. (52 m ²)
Mezzanine	884 sq. ft. (82 m ²)
Total	4,430 sq. ft. (412 m²)

TENURE

The property is offered for sale upon the basis of the remainder of the 85 year long leasehold interest that commenced 21 March 1974. The passing rent is £2,100 per annum exclusive. There are rent reviews applicable upon a 10 year basis, the next being March 2029.

PRICE

£325,000 exclusive.

VAT

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

BUSINESS RATES

The property has a Rateable Value of £20,000. Interested parties are advised to make their own enquiries of the Local Authority, Maldon District Council, for verification of rates payable.

EPC

The property has an EPC rating of E - 125

LEGAL FEES

Whilst each party to bear their own legal costs incurred in this transaction both parties are to contribute to the freeholders reasonable legal costs.

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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