

TO LET

New Industrial/Warehouse Unit

5,790 sq. ft. (538 m²)

UNIT 1 FREEBOURNES PARK

Wheaton Road, Witham, Essex, CM8 3UN



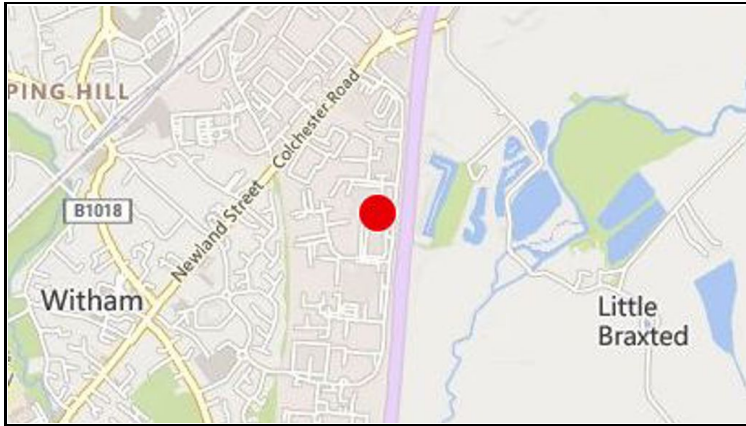
- New build unit shell & core finish
- Clear warehouse/workshop
- 8.4m internal height

- Established Witham industrial area
- First floor space
- Immediately available

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



DESCRIPTION

Unit 1 Freebournes Park comprises a single storey industrial/warehouse unit with first floor space, within a development of 10 units that was completed in 2025 to shell & core finish. Unit 1 has 8.4m (28 ft.) clear internal height, 37.5kN/m floor loading, full height electric shutter door, 12m yard/forecourt depth, parking spaces and an electric vehicle charging point.

ACCOMMODATION

Ground Floor	4,747 sq. ft. (441 m ²)
First Floor	1,044 sq. ft. (97 m ²)
Total	5,790 sq. ft. (538 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 Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

PLANNING

The property has planning consent for B2 and B8 (industrial and warehouse use) and Class E(g)(iii) uses.

RENT

£86,950 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 relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B - 30.

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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