

FOR SALE / TO LET

Industrial / Warehouse with Large Yard

20,490 sq. ft. (1,904 m²) on 2.5 acre (1 hectare) site area

UNIT 1 SPRINGFIELD INDUSTRIAL ESTATE

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



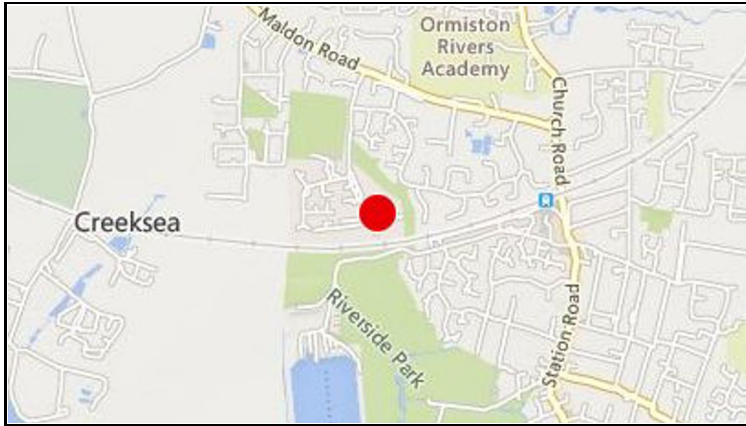
- Sale of long leasehold interest
- Yard part concrete, part compacted ground
- Air conditioned offices

- Warehouse, office & yard space
- Clear, two bay warehouse
- Situated within established estate

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

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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 is 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

The property comprises a 2.5 acre site with two bay industrial/warehouse, single storey offices with kitchen and W/C's and secure yard area. The warehouse has full height shutter doors, fluorescent lighting and roof lights. The offices provide open plan and private rooms and are air conditioned. The yard space and forecourt parking is secure and part taken in concrete (0.56 acres) and compacted ground (1.5 acres).

ACCOMMODATION

Industrial/Warehouse	19,350 sq. ft. (1,798 m ²)
Office	1,136 sq. ft. (106 m ²)
Total	20,490 sq. ft. (1,904 m²)

TERMS/TENURE

The property is offered for sale upon the basis of the remainder of an 85 year lease that commenced 1st January 1974. The passing rent is £29,000 per annum exclusive. There are rent reviews applicable upon a 10-year basis, the next being 2029.

Alternatively, the property is available To Let upon a new full repairing and insuring lease for a term to be agreed, to be excluded from the 1954 Landlord and Tenant Act, Part II.

PRICE/RENT

£1,150,000 exclusive / £250,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £90,000. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC Rating B - 45.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction. The freeholders legal costs are to be split 50:50 between parties.

CONTACT

Strictly by appointment via sole agents:

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