

TO LET
£16,200 PAX
Plus VAT

LIGHT INDUSTRIAL UNIT
EXTENDING TO
1,063 SQ. FT.

**WITHAM
FORGE**
Welding, Fabricating & Traditional Blacksmith work
Tel/Fax: 01376 513223
Mob: 0797 321 8377
withamforge@yahoo.co.uk

» Located within Shared
Secured Yard

» Excellent Access to A12

» Flexible Lease Terms
Considered

3D PERRY WAY
WITHAM, ESSEX, CM8 3SX

NP NICHOLAS
PERCIVAL
COMMERCIAL

LOCATION & SITUATION

Perry Way is situated on the busy, well-established Freebournes Road Industrial Estate in Witham, providing excellent access to the A12 between Colchester and Chelmsford, and the M11 and Stansted Airport, via the A120. Witham Town Centre is 0.8 miles to the west and the town's main line railway station 1.5 miles north-west, with journey times to London Liverpool Street of approximately 44 minutes.

DESCRIPTION

3 Perry Way comprises a terrace of four industrial units constructed of steel portal frame, with block and clad elevations, beneath a pitched sheet roof. 3D is an the end of terrace unit, extending to approximately 1,063 square feet. The property benefits from a concrete floor, LED strip lights, pedestrian access door and roller shutter door to the front (3.6 high X 4.4 wide). We understand the property benefits from mains electricity and water supply.

ACCOMODATION

Total GIA 1,063 sq. ft. (98.783 m2).

TENURE

The property is available immediately, subject to agreeing a new Lease, flexible terms will be considered. The property is to be let by way of a Full Repairing and Insuring Lease.

RENT

£16,200 per annum exclusive plus VAT. (£1,350 pcm plus VAT).

VAT

That all rent prices and premiums are exclusive of VAT under the Finance Act 1989 (at the prevailing rate of 20%).

RATEABLE VALUE | BUSINESS RATES

The Local Authority is Braintree District Council, and we understand the property has a Rateable Value of £10,750.

EPC

The property has an EPC rating of C - 68.

LEGAL FEES

Each party is to bear their own legal fees in respect of this transaction.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe.

T: 01206 563 222

E: bcoe@nicholaspercival.co.uk

REF: C5875

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.