

**TO LET**  
**£30,000 PAX**  
**plus VAT**

**INDUSTRIAL /  
WAREHOUSE /  
TRADE COUNTER /  
E CLASS UNIT  
EXTENDING TO  
2,405 SQ. FT.**



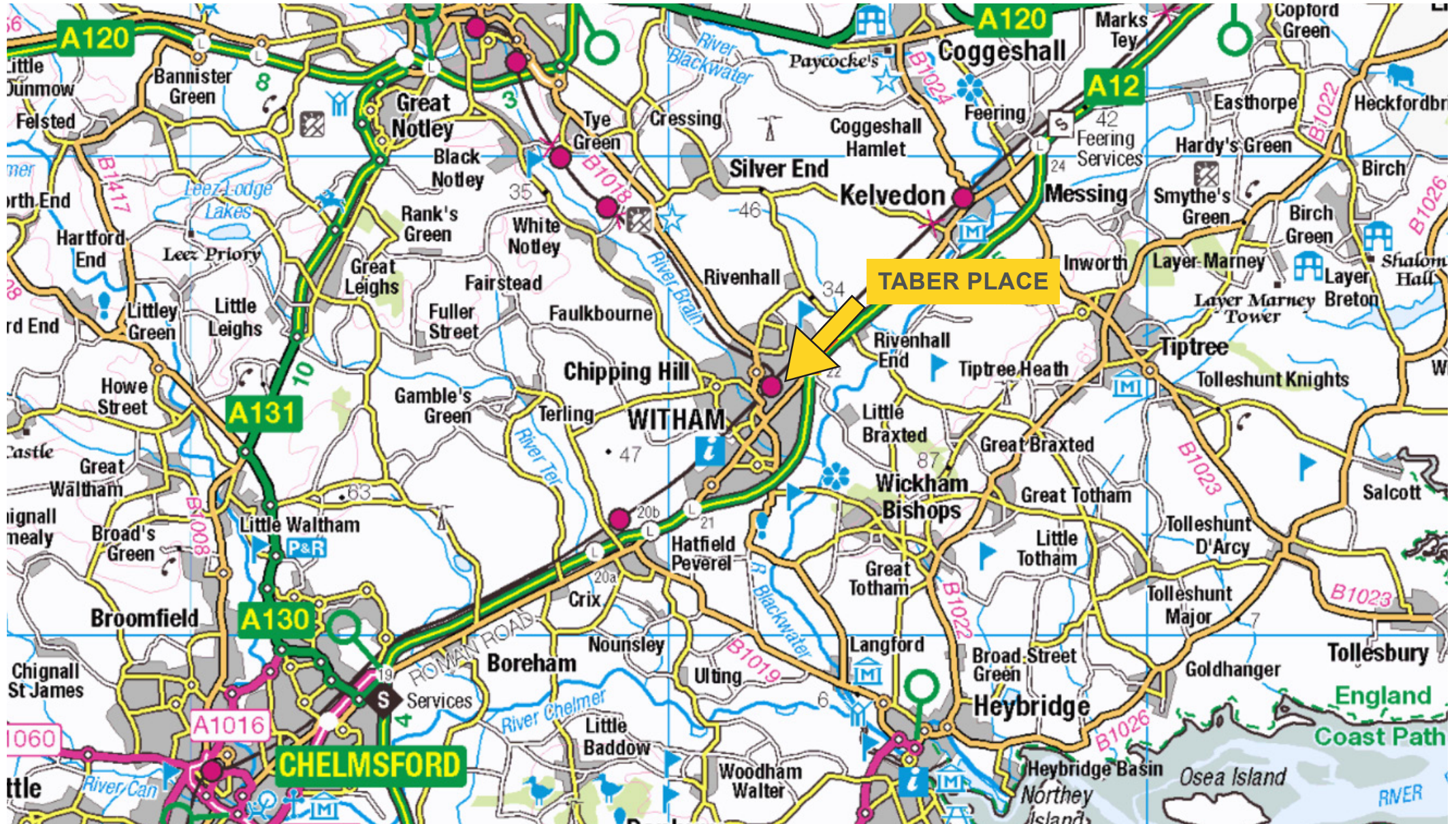
**UNIT 10, TABER PLACE**  
**CRITTAL ROAD, WITHAM, ESSEX, CM8 3YP**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## LOCATION & SITUATION

The property is located on the established Crittal Road Industrial Area to the north of Witham Town Centre. Junction 22 of the A12 is within ½ a mile which provides convenient access to the east coast ports of Harwich and Felixstowe to the north and London/M25 to the south. Witham mainline Railway Station can be found just a short distance away providing direct services to London Liverpool Street with an approximate journey time of 45 minutes.





## DESCRIPTION

The property comprises a mid terraced industrial/warehouse unit of steel portal frame construction with brick and block elevations under an insulated roof with translucent roof panels. The property has a minimum eaves height of 3.5 metres and benefits from an up and over access door (4 metres wide by 3 metres high). Office Accommodation Three phase power and WC facilities. Externally to the front there is a forecourt providing loading area and on site car parking.

## ACCOMODATION

Warehouse -	185.26 square metres (1,994 square feet)
Office & WC's -	38.24 square metres (411 square feet)
Total -	223.5 square metres (2,405 square feet)

## SERVICES

We understand that the main services of water, drainage, gas and three phase electricity are all connected to the property, no tests have been carried out.

## BUSINESS RATES

Rateable Value: £19,750

Rates Payable: (2024/2025) £9,855.25 per annum approximate

## SERVICE CHARGE

We understand that there is a Service Charge which is payable quarterly. The annual figure for 2024/2025 is approximately £2,000 plus VAT.

## EPC

We have been advised that the property falls within Class C (65) of the Energy Performance Assessment Scale. A full copy of the EPC Assessment and Recommendation Report is available upon request.

## PLANNING

We understand the property has a long standing light industrial/warehouse use. We advise all interested parties to contact the Local Authority for further information. Local Authority, Braintree District Council, 01376 552525.

## TERMS

The property is available to let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at a passing rent of £30,000 per annum exclusive plus VAT, available Spring 2025.



## VIEWING

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

T: 01206 563 222

E: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

REF: C5894

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

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

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.