

TO LET

**UNIT 3 ENTERPRISE COURT
EASTWAYS INDUSTRIAL ESTATE
WITHAM**

(Approximately 740 sq ft)

SITUATION

The unit is located at Enterprise Court, Eastways, an industrial area approximately ¾ mile north-east of the town centre, and having good access to the A12 London to Great Yarmouth trunk road. Witham is ideally situated, being 9 miles from Colchester, 15 miles from Stansted, 12 miles from Chelmsford, 7 miles from Braintree and 25 miles from Harwich.

An outline location plan is enclosed.

DESCRIPTION/SERVICES

The premises were constructed in 1985 and comprise a single modern unit of steel frames, with brick and clad walls, insulated roof, a 3 phase electricity supply, 14 foot eaves height, loading door, 400 lbs floor loading and all mains services available.

There is ample private and communal parking on the Enterprise Court development. The unit offers good accommodation for light industrial/manufacturing purposes.

LEASE TERMS

The Unit is being offered on flexible terms on a fully repairing and insuring basis at a rent of £5,950 per annum, exclusive of rates. Rent will be paid monthly by Standing Order and in addition there will be recharges for insurance and upkeep of common parts. The Council's legal costs are to be borne by the in-going tenant.

RATES

Rateable Value:	£4,650
Rate in £	0.481 (2009/10)
Rates Payable:	£2,236.65

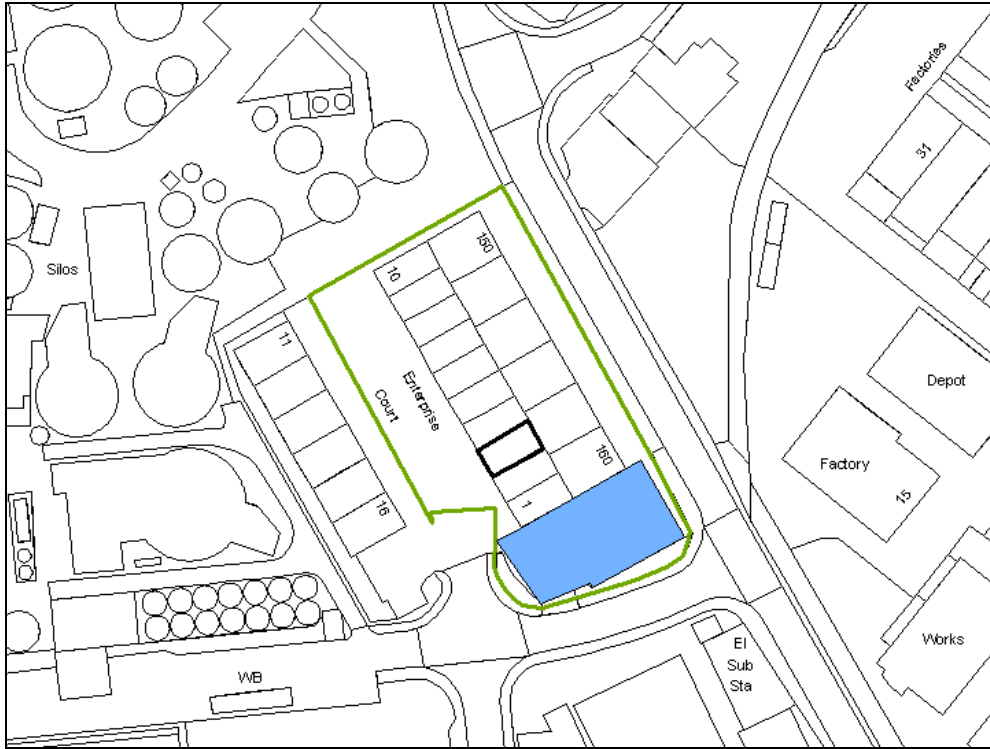
VIEWING

A viewing can be arranged by appointment with the Asset Management Section, Braintree District Council, Causeway House, Braintree, Essex, CM7 9HB – Contact Richard Bolland - (01376) 551414.



"Whilst every care has been taken to ensure accuracy of the above, applicants should make their own inspections to ensure they are satisfied as to the correctness of these particulars before entering into any contract.

These details themselves do not constitute an offer or contract, nor do they form part of any offer or contract"



NOTE: UNIT 3 EASTWAYS OUTLINED IN BLACK

