

**TO LET**

**UNIT 18  
STEPFIELD INDUSTRIAL  
ESTATE  
WITHAM**

**475 sq.ft.**

## **UNIT 18, STEPFIELD INDUSTRIAL ESTATE, WITHAM**

**LOCATION** (An outline location plan is attached.)

The unit is situated within a small development of 18 similar units on the Freebournes Road Industrial Estate, Witham, which offers excellent access to the principal London to East Coast ports trunk road (A12). The estate lies about ½ mile north of Witham Town Centre where a range of amenities can be found. The British Rail mainline station offers a good direct service to Liverpool Street and Colchester/Clacton.

### **DESCRIPTION**

The units were constructed in the early 1970's and originally comprised single storey units with a work area of approximately 475 sq.ft. plus a small office, external store area, W.C. and forecourt.

There is a limited number of car parking spaces provided within the development for general use.

### **CONSTRUCTION**

The unit is of cavity brick/blockwork, constructed under a pitched corrugated asbestos roof. The solid concrete floor is designed for maximum loading of 200 lbs per sq.ft.

### **SERVICES**

Mains water, gas and three phase electricity are available. There is one W.C. Suite with wash hand basin. Telephone services are available.

### **LEASE TERMS**

The unit is to be let by way of a full repairing lease for a minimum term of 1 year. Rent will be monthly by Direct Debit and in addition there will be recharges for insurance. The rent will be £3,000 per annum.

### **RATES**

Rateable Value:	£ Currently Under Review
Current Rate in £:	48.1p (2009/10)
Rates Payable	£

### **VIEWING**

By appointment with the Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB. Please telephone (01376) 551414 Ext. 2924 – Janet Whyte



“Whilst every care has been taken to ensure that the information contained in these particulars is accurate, interested parties should make their own inspections and enquiries to ensure that they are satisfied as to the accuracy of the particulars before entering into any contract. The particulars themselves do not constitute an offer or contract, nor do they form any part of an offer or contract”.



"Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings." Braintree District Council O/S Licence No. LA 100018490. 2006.

