

Workshop With Large Secure Site
TO LET ON NEW LEASE TERMS

Motor Trade & Roadside

- *Bodyshop/Workshop 639.6 sq m (6,886 sq ft)*
- *Large secure site of 0.16 Hectare (0.53 Acre) approx*
- *Prominent well established trading position*
- *Convenient access to A12 "Corridor"*
- *Suitable for motor trade, plant storage, builders merchants, warehousing and logistics, etc*
- **To Let - New lease available on flexible terms**

WITHAM, ESSEX CM8 3DR
5 Crittall Road



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Location

The property is located on Crittall Road close to the junction with the busy B1389 Colchester Road which gives direct access to Junction 22 of the A12. The A12 provides direct access to Colchester 9 miles to the north and Chelmsford 7 miles to the south.

The property benefits from its prominent location close to the entrance to this well established industrial area in Witham.

Witham has a population of approximately 22,500 (ONS 2001 Census) and a district catchment of over 103,000, who benefit from direct rail services to London Liverpool Street.

Description

The unit comprises a detached dual bay concrete portal frame workshop with brick elevations and 4m eaves height. The unit was formerly occupied as a vehicle bodyshop/workshop and has up to 10 workbays with access to the rear via a steel roller shutter door.

The front of the building comprises a reception, two offices and WC facilities with mezzanine storage directly above which is accessed through the main workshop.

A parts storage building with brick elevations and spray booth is situated in the rear yard.

Externally the site benefits from an extensive secure rear yard which is accessed by a side road. Immediately to the front of the building is allocation for 7 parking spaces.

Accommodation

	Sq m	Sq ft
Main Workshop	443.0	4,770
Mezzanine	76.9	828
Parts Building	114.5	1,232
Paint Store	5.2	56
Total Accommodation	639.6	6,886
Overall Site Area	0.22 Hectare	0.53 Acre

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the incoming tenant.

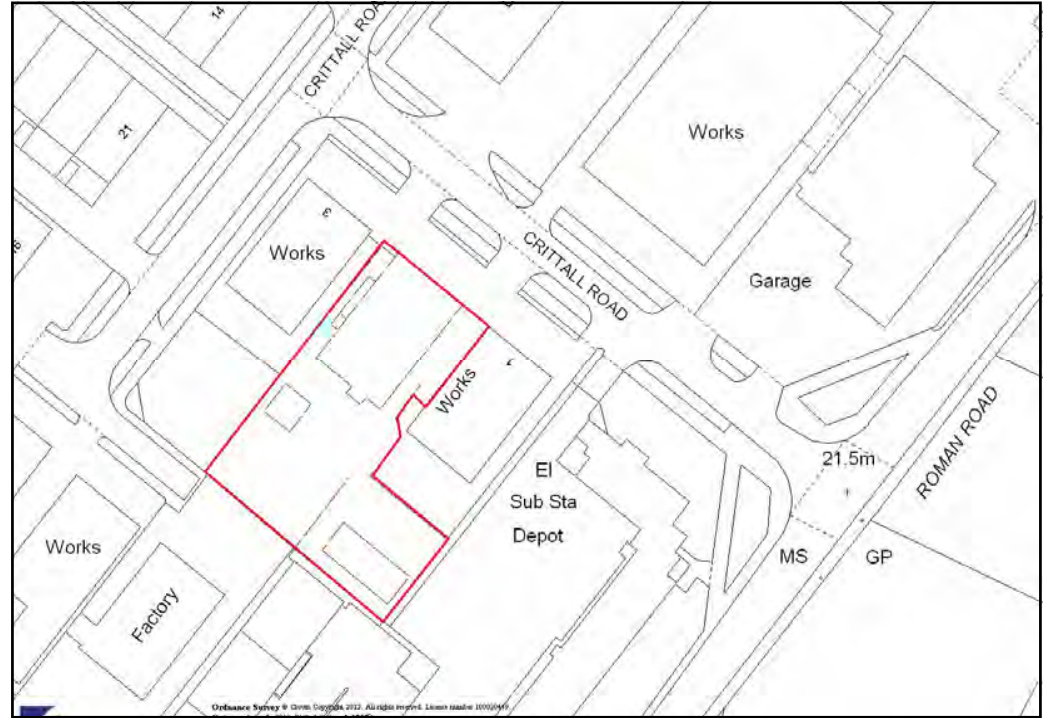
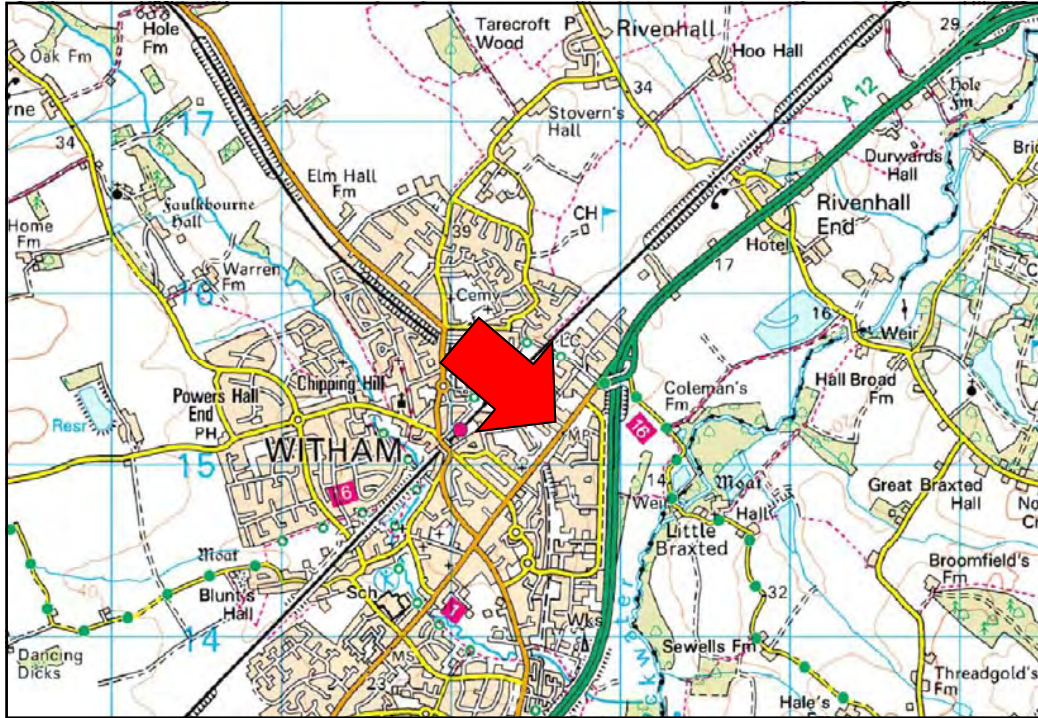


Rating

The property is assessed in the 2010 Valuation List as "Workshop and Premises". Rateable Value: £36,250. Please note this is not the rates payable.

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Terms

The unit is available to let on a new lease with terms to be agreed. Rental proposals based on £35,000 pax invited.

Alternatively, a short term letting may be considered.

Please note the freehold is not available.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

Viewings

Strictly by appointment through joint sole agents:

Contact: Rapleys:

Jessica Lockwood
01480 371459
jml@rapleys.co.uk

Mark Frostick
01480 371456
maf@rapleys.co.uk

Fenn Wright

James Wright
01245 292826
jw@fennwright.co.uk



LONDON

BRISTOL

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MANCHESTER

0870 777 6292
www.rapleys.co.uk

Energy Performance Certificate
HM Government

Non-Domestic Building

5 Crittall Road
WITHAM
CM8 3DR

Certificate Reference Number:
0794-0003-4930-7790-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

Net zero CO₂ emissions

139

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Oil
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 537
 Building complexity (NOS level): 4
 Building emission rate (kgCO₂/m²): 111.95

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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