

TO LET –
Burnham-on-Crouch
5,674ft² (527m²) Approx.
Industrial premises

ROBERT
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Unit 14a Burnham Industrial Park Springfield Road Burnham CM0 8TE

DESCRIPTION:

A detached industrial/warehouse building of steel portal frame construction with ground floor workshop/warehouse currently subdivided into individual preparation suites which can be removed upon request. and first floor office accommodation and mezzanine storage. The offices will be a combination of open plan and individual offices with a separate pedestrian access from the workshop/warehouse which has its own pedestrian and vehicular entrances. W.C and Kitchenette facilities will be provided and externally there are approx. 4 parking spaces and a shared yard. Current EPC rating C-73

RENT: £28,000pa exclusive of VAT, business rates rateable value of £18,250 & estate charge if applicable

APPROXIMATE SIZE:

Ground Floor	2,837 sq ft (263.61 sq m)
1 st Floor / Mezzanine	2,837 sq ft (263.61 sq m)
Total area GIA	5,674 sq ft (527.22 sq m)

LOCATION:

The property is situated on Burnham Business Park the main industrial area of Burnham on Crouch. The B1010 (Burnham Road) leads to the Lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers. The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

TERMS AND CONDITIONS:

The property is available on terms to be agreed.

PARKING:

4 parking space plus yard area.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Viewings strictly by appointment with Robert Dewar Associates on **01245 350160**

204 New London Road Chelmsford Essex CM2 9AB

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars. All negotiations to be conducted through Robert Dewar Associates. VAT CLAUSE. Unless otherwise stated all prices and rents are quoted exclusive of VAT