

FOR SALE

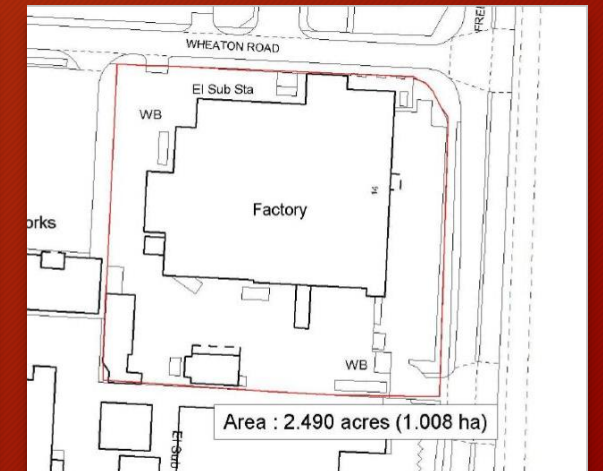
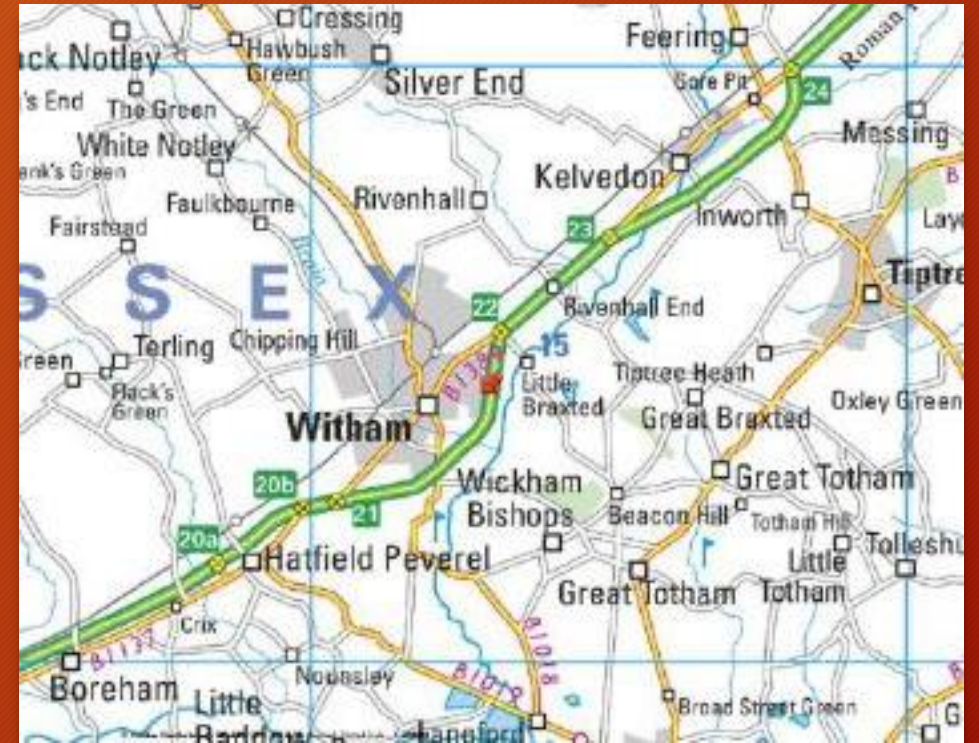
14 FREEBOURNES ROAD
WITHAM
ESSEX
CM8 3DG



LOCATION

The property is located on the established and popular Freebournes Road Industrial Estate, adjacent to the A12. This location offers excellent road links to A12 and in turn, the wider motorway network throughout Essex. Witham mainline train station is also within easy reach, approximately 1 mile from the subject property. This provides a regular and direct service into London Liverpool Street.

The property also benefits from being within the Witham Industrial Watch area. Witham Industrial Watch employs three Estate Managers, installs ANPR and CCTV, erects signage on the estates, carries out winter salting/gritting of the estate roads to allow businesses to continue to operate in snowy weather and makes representations to local councils to try to improve parking and traffic flow issues on the estates. Further information is available at www.withamindustrialwatch.co.uk



DESCRIPTION

The site is regular in shape and extends to approximately 2.49 acres and occupies a prominent corner plot position with the benefit from two points of vehicular access to the site directly from Freebournes road and Wheaton road.

The unit comprises a purpose build food processing plant, dating from the 1960s/70s, which is currently being used as a meat packing facility and has been fitted out accordingly with food preparation areas, chilled and cold Stores. The property also benefits from the following:

- 4 Dock Loading Doors
- 5 Level Loading Doors
- Staff Kitchen & Canteen
- Male & Female Locker Rooms
- Security Gatehouse
- Ancillary Outbuildings/Stores
- 500 kVa Power Supply

Accommodation *(all figures are approximate and measured on a gross internal basis)*

Area	Sq. ft.	m ²
Factory/Processing Area/Despatch	28,313	2,630.32
Plant Room	1,211	112.56
Stores/Locker Rooms/Laundry/First Aid Room	2,597	241.33
Stores	1,266	117.73
Mezzanine/Dry Store	4,857	451.21
Ground Floor Office/Kitchen/Canteen	6,722	624.55
First Floor Offices	3,869	359.46
External 1 st Floor Stores	1,135	105.47
External Stores A	1,564	145.34
External Stores B	1,338	124.38
Security Gatehouse	174	16.19
Total	53,046	4,928.54

ADDITIONAL INFORMATION

VAT

We understand that the property is elected for VAT.

Legal & Professional Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Energy Performance Certificate (EPC)

The property has an EPC rating of C - 67

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

Tenure

Freehold

Price

Offers in Excess of £2,500,000



CONTACTS

For further information or to arrange a viewing please contact joint sole agents:

Harwin Property Consultants
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