

elwell taylor

81-85 Cutlers Road
South Woodham
Ferrers

POA

10403 sqft

- FOR SALE / TO LET
- 3 LIGHT INDUSTRIAL UNITS
- PRIVATE YARD AREA
- POPULAR ESTATE LOCATION
- UNITS CAN BE LET

INDIVIDUALLY





81-85 Cutlers Road, South Woodham Ferrers

LOCATION

The property is located in South Woodham Ferrers, approximately 9 miles south east of Chelmsford, and 12 miles north east of Basildon providing good links to the A12 via the A130 by-pass.

Cutlers Road is situated on the popular Saltcoates Industrial Estate, containing a mix of large factory units and smaller warehouse and workshop premises.

DESCRIPTION

81-85 Cutlers Road comprises of 3 light industrial / warehouse units around a central yard, that are available for sale as a whole or to let as a whole or individually.

Units 81 and 83 are currently interconnected and comprise single storey units with brick elevations under a pitched roof incorporating a roller shutter door to each unit.

Internally they are fitted with fluorescent strip lighting, gas blower heating, some partitioned offices, WCs and have an eaves height of 12'4 (3.75m).

Unit 85 is a modern, detached unit constructed in 2006 consisting of open

plan warehouse space behind a full height electric shutter, with a steel mezzanine providing a first floor office and additional storage.

Each unit has a separate 3-phase power supply and gas supply.

ACCOMMODATION

The following areas are approximate and have been measured on an Gross Internal Area Basis: -

Unit 81: 3,018 sq ft (280 sq m)

Unit 83: 4,543 sq ft (422 sq m)

Unit 85: 1,742 sq ft plus 1,100 sq ft mezzanine (162 sq m plus 102 sq m mezzanine)

Total: 10,403 sq ft (966 sq m)

TERMS

The units are available to let as a whole with private use of the yard, or can be let individually.

Alternatively the landlord will give consideration to a sale of the freehold interest as a whole.

Price and rent upon application.

BUSINESS RATES

81-85 Cutlers Road

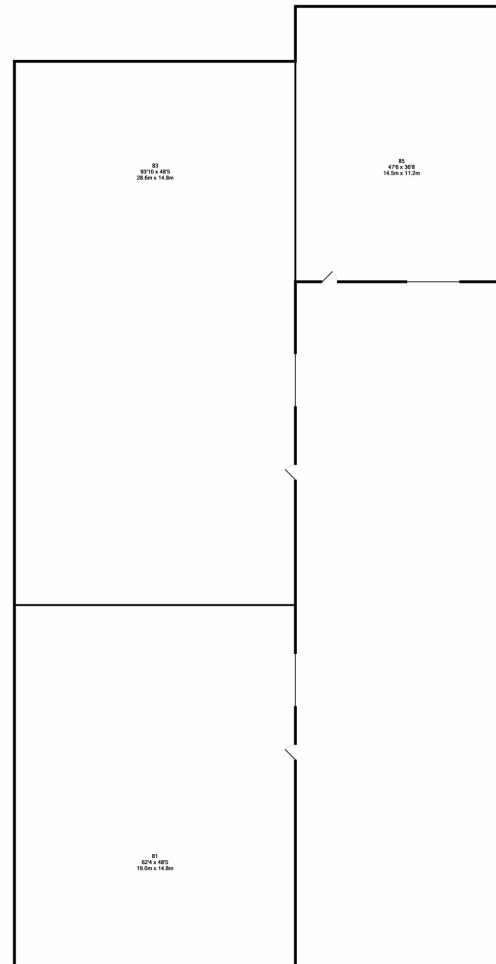
Rateable Value: £52,000

2018/19 rates payable: £25,636 per annum

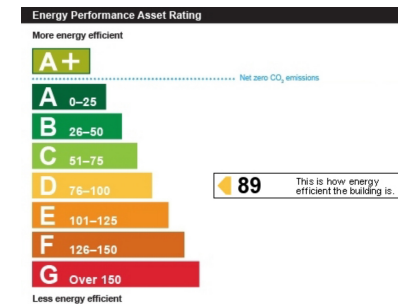
LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

81-85 Cutlers Road, South Woodham Ferrers



TOTAL APPROX FLOOR AREA (GROSS) (SQM)
101.5



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