LAST UNIT REMAINING

WITHAM

INDUSTRIAL / WAREHOUSE UNITS

TO LET

8,232ft² (765m²)

www.ipif.com/waterside

IPIF

WATERSIDE BUSINESS PARK

EASTWAYS, WITHAM, ESSEX, CM8 3YQ

LOCATION

Waterside Business Park is situated on the Eastways Industrial estate to the east of the Town Centre off Colchester Road, with a direct connection to the A12. Chelmsford and Colchester are approximately 9 and 14 miles, with the A12 providing connections to the East Coast ports of Harwich and Felixstowe and the M25 at J28.

Speedy Hire PLC has recently relocated their Braintree and Chelmsford depots onto Waterside Business Park. Other local occupiers include; Rexel, Howdens Joinery and Simarco.

DESCRIPTION

Comprising terraced industrial/warehouse unit of steel portal frame construction with elevations of colour coated profile steel cladding under pitched roofs. Internally, the warehouse area is arranged with clear space and have eaves heights of approximately 5.5m. Office accommodation is provided at ground and first floor levels and is accessed via separate entrance/reception areas.

SPECIFICATION

- Approx 18ft (5.5m) eaves height
- All mains services
- Power operated loading door
- Fitted offices and wc's
- 10 allocated car parkng spaces plus estate parking
- Additional loading forecourt

ACCOMMODATION

Available accommodation comprises of the following gross internal areas.

UNIT 2	M²	FT²	EPC
Warehouse	609	6551	
Office	156	1681	
Total	765	8,232	C

LEASE TERMS

The units are available on a new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

BUSINESS RATES

For verification of the current business rates interested parties are advised to contact the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

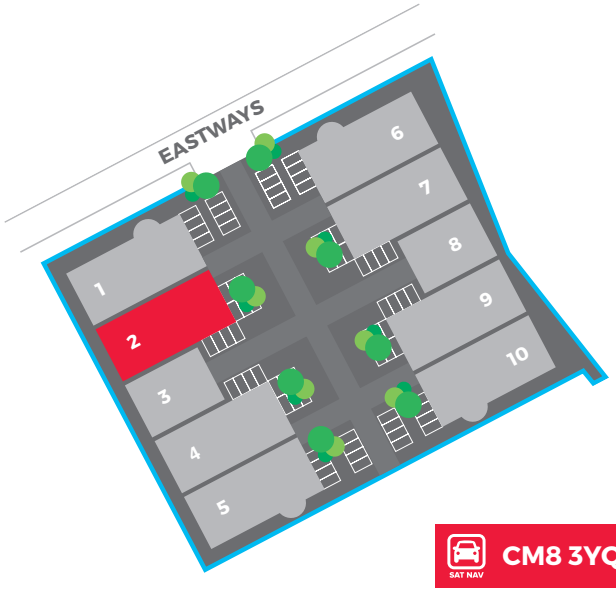
Each party is to be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.



SAT NAV **CM8 3YQ**

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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