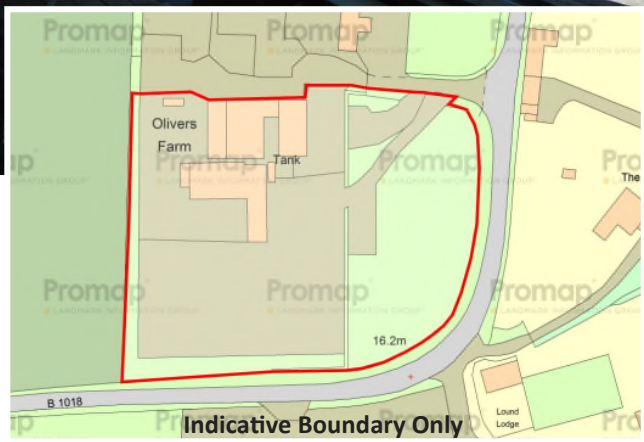
Fenn Wright

Commercial - Essex
01376 530135

# Former Danbury Fencing Site, Olivers Farm Industrial Estate, Witham, CM8 3HY



Indicative Boundary Only

## For Sale

**Secure Yard with Industrial/Workshop, Trade Counter and Offices**

**904.57 sq. m (9,735 sq. ft.) on 2.44 Acre Site**

- Extremely Rare Freehold Opportunity
- Available Immediately
- Concrete Surfaced Yard
- Convenient Access to the A12 (Junction 21)
- Viewing Highly Recommended
- **Offers in Excess of £1.75 Million (Plus VAT)**

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# Details

**Location**

The property is situated on Oliver's Farm Industrial Estate approximately 1.5 miles to the south of Witham town centre. The A12 (Junction 21) can be found less than 2 miles distant. The A12 provides road links to the M25 (Junction 28) to the south west and the International Ports of Harwich and Felixstowe to the north east.

**Description**

The site was formally occupied by Danbury Fencing who had been in occupation for over 20 years. The site comprises a mixture of workshops, offices, trade counter and an extensive concrete surfaced yard. The yard contains a concrete bunded area which is housed under a lean-to at the rear of the property. Please refer to the floor plan for further information.

**Accommodation**

| | | |
|---|---|---|
| Reception, Offices, WC | 164.46 Sq. m | 1,770 Sq. ft. |
| Trade Counter/Store | 77.52 Sq. m | 834 Sq. ft. |
| Timber Store | 253.75 Sq. m | 2,731 Sq. ft. |
| Mezzanine | 48.51 Sq. m | 522 Sq. ft. |
| Workshop | 210.33 Sq. m | 2,264 Sq. ft. |
| Lean To | 150.00 Sq. m | 1,614 Sq. ft. |
| **Total** | **904.57 Sq. m** | **9,735 Sq. ft.** |

**Site Area**

We have measured the site by digital mapping and understand the entire site measures approximately 2.44 acres. The concrete surfaced yard area including the buildings sits on an area of approximately 1.4 acres. The remaining land is overgrown grassland which could potentially be used for alternative uses subject to obtaining the necessary planning consents. Solicitors to verify exact boundaries.

**Business Rates**

| | |
|---|---|
| Rateable Value | £43,750 |
| Rates Payable (2019/2020) | £21,438 pa approx. |

We understand from our client the business rates have been reduced to £10,915.62 as there are retail elements on the site which benefit from Business Rate Relief. Interested parties should contact the Local Authority for further clarification.

**Title**

Freehold interest in Title Number EX566964.

**Guide Price**

Offers in excess of £1.75 Million.

**VAT**

We understand VAT will payable on the purchase price.

**Energy Performance Certificate**

An energy performance certificate has been commissioned.

**Services**

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links. We have been informed by our client the site does not have a gas supply.

**Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

**Particulars**

Prepared April 2020.

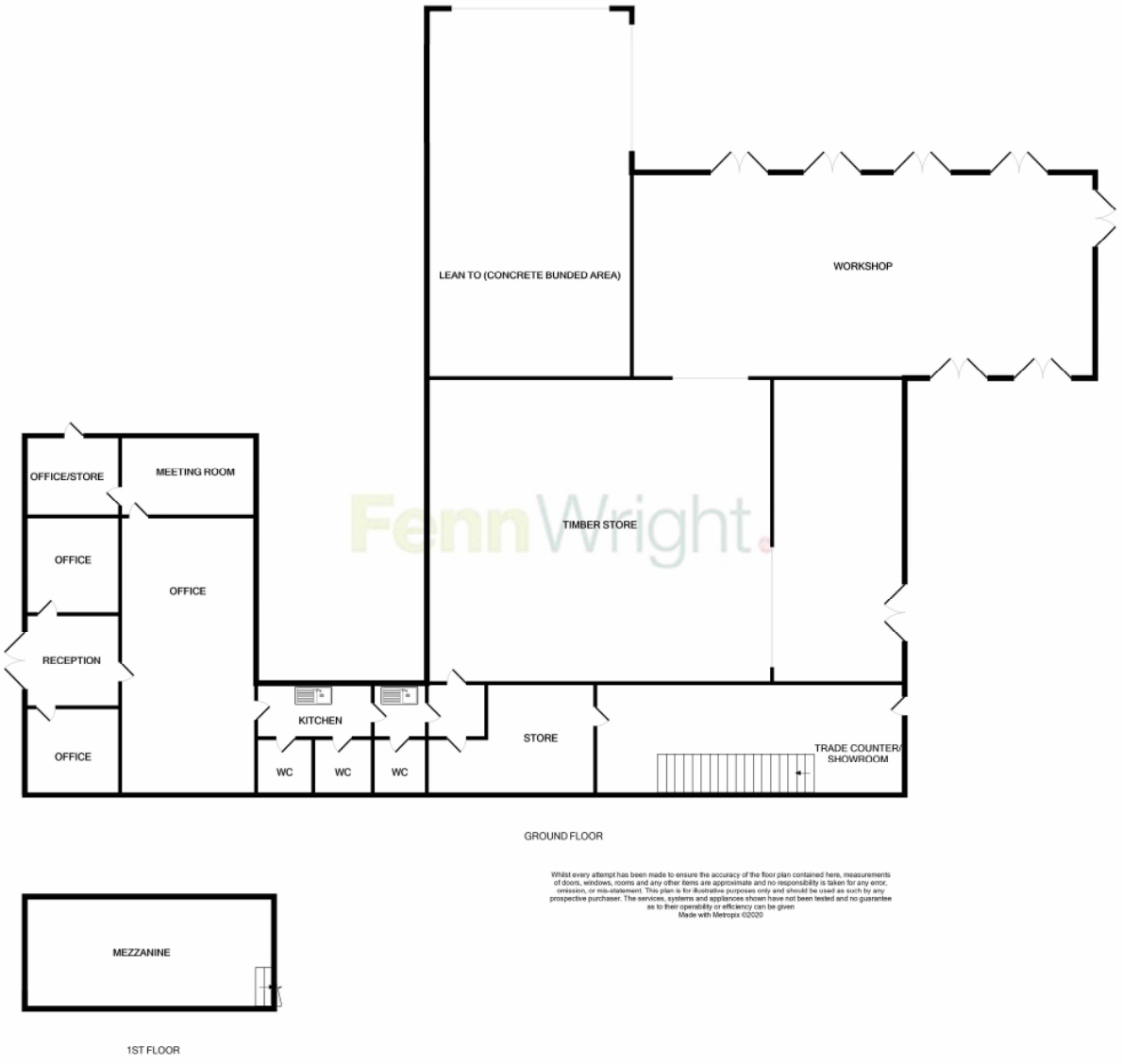
**Viewing**

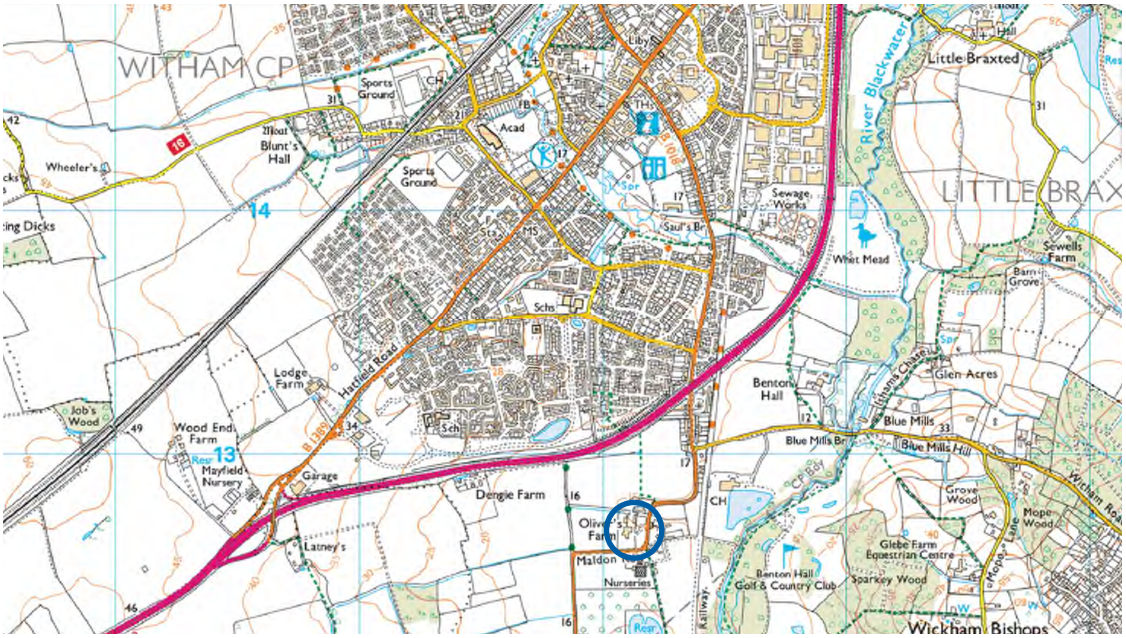
Strictly by prior appointment with the sole agent:

**Fenn Wright**
20 Duke Street, Chelmsford, CM1 1HL

**01376 530135**
fennwright.co.uk

Contact James Wright
jw@fennwright.co.uk


LEAN TO (CONCRETE BUNDED AREA)
WORKSHOP
OFFICE/STORE
MEETING ROOM
OFFICE
OFFICE
RECEPTION
OFFICE
TIMBER STORE
KITCHEN
WC
WC
WC
STORE
TRADE COUNTER/
SHOWROOM
GROUND FLOOR
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020
MEZZANINE
1ST FLOOR



**For further information**

# 01376 530135

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