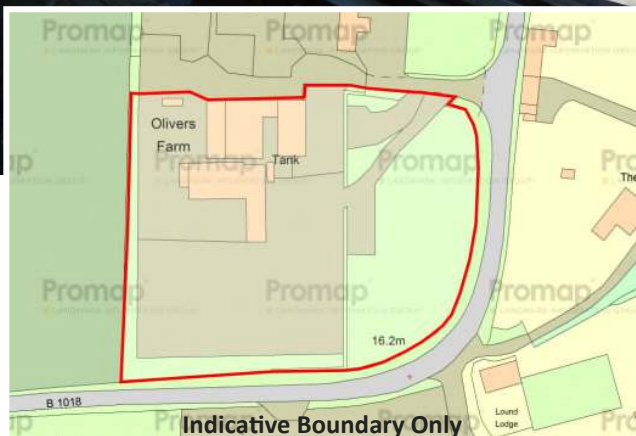


Former Danbury Fencing Site, Olivers Farm Industrial Estate, Witham, CM8 3HY



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)**

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

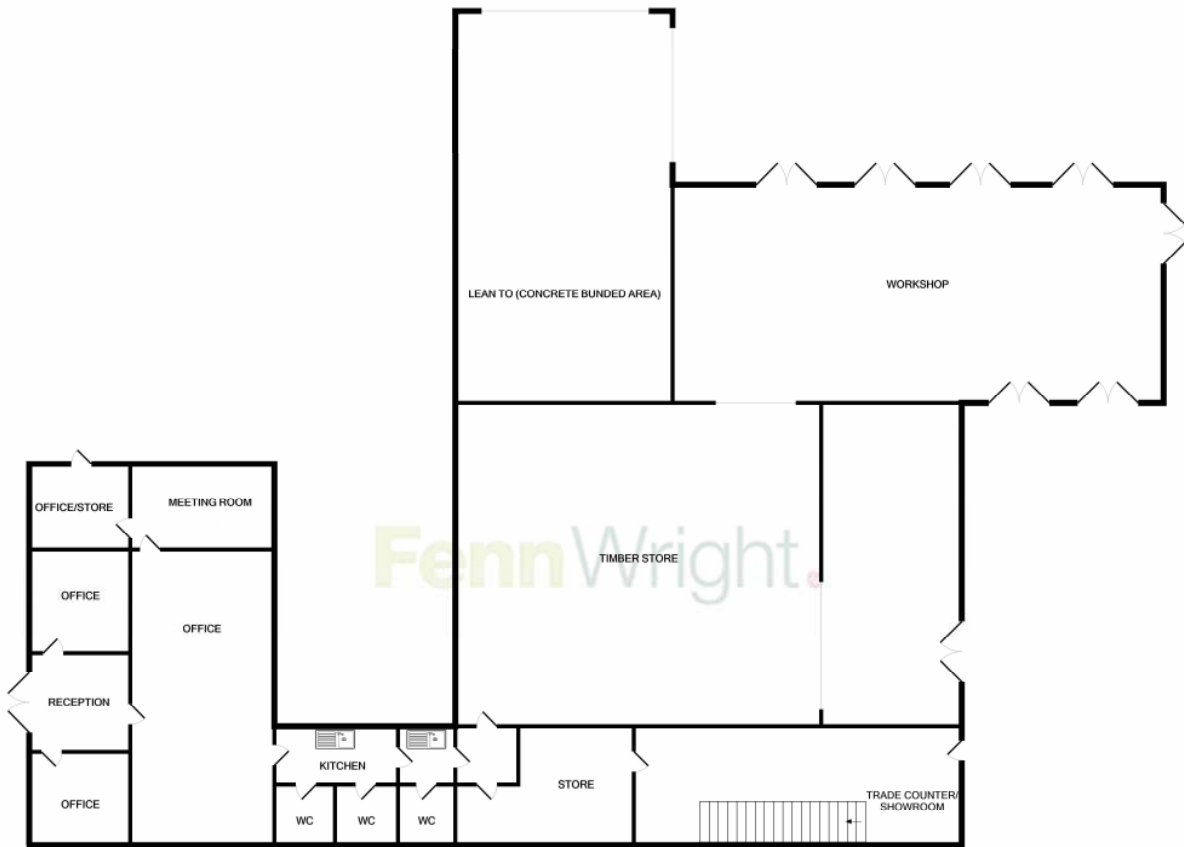
20 Duke Street, Chelmsford, CM1 1HL

01376 530135

fennwright.co.uk

Contact James Wright

jw@fennwright.co.uk

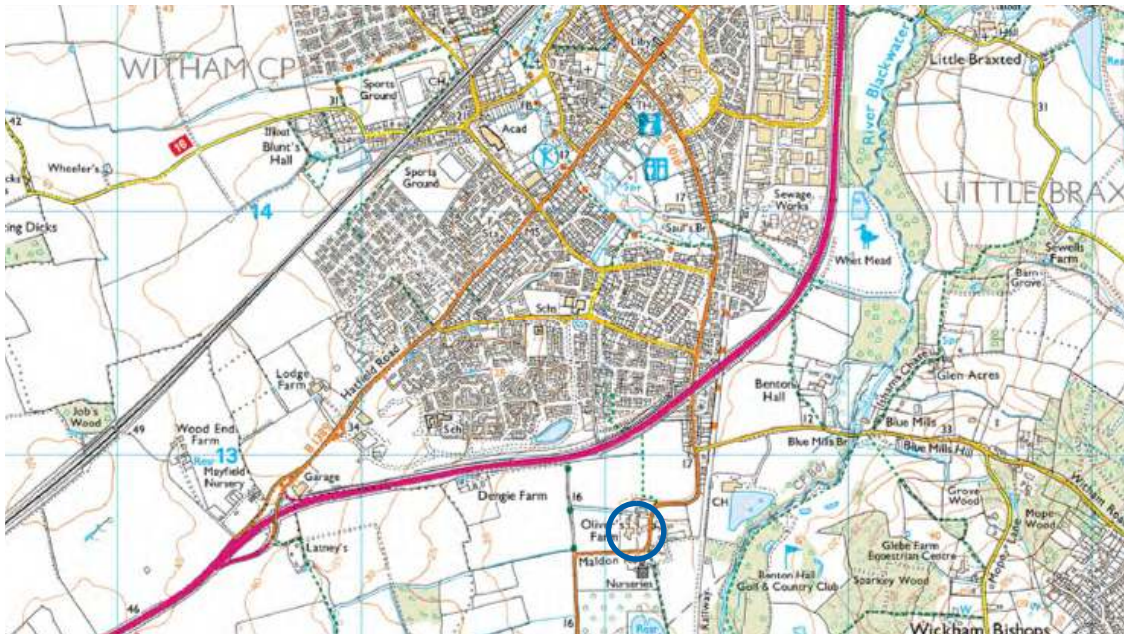


GROUND FLOOR



1ST 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 Hertsplan ©2020



For further information

01376 530135

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

