

# INDUSTRIAL OPEN STORAGE LAND - TO LET

6 CRITTALL ROAD  
WITHAM  
ESSEX  
CM8 3DE

**0.94 acres (0.38 hectares )**

- Located within an established Industrial Estate
- Class 1 IOS site
- 2 minutes to A12 - J22
- Rent on application



## LOCATION

The site is situated in Witham, Crittall Road Industrial Park which offers great access to A12, connecting Chelmsford, Colchester and London.

Location	Avg Travel Time
A12 - J12	2 mins
Chelmsford	18 mins
Colchester	21 mins
M25 - J28	27 mins
Stansted Airport	33 mins
Felixstowe	42 mins

## DESCRIPTION

The site is 0.94 acres with a single access point off Crittall Road. The site benefits from perimeter fencing with a security gate. The site is fully concreted with capped water and 3 phase electric onsite. The site is stepped with ramp providing access to the upper level. Building due to be demolished.

## PLANNING

We are aware that the property has B8 / B2 consent, interested parties are advised to make their own enquiries with the local authority.

## ACCOMMODATION

0.94 acres (0.38 hectares)

## RENT

£112,000 pax.

## BUSINESS RATES

Interested parties are advised to contact the local authority.

## LEASE TERMS

Terms to be agreed

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed

## VIEWING

Strictly by appointment with agents



## CONTACT

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## IMPORTANT INFORMATION

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