

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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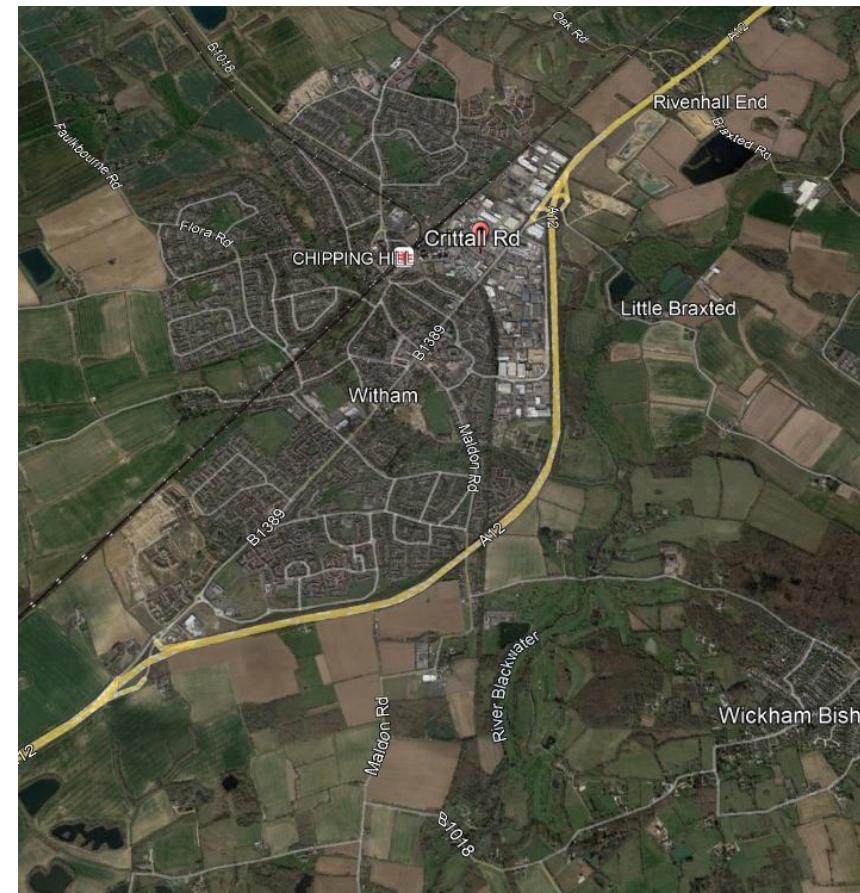
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IMPORTANT INFORMATION

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Carter Jonas

