

5 Sand Island Centre, Springfield Road, Burnham on Crouch, CM0 8TE



For Sale Freehold

**Industrial/
Warehouse**

**475 Sq. M
(5,108 Sq. Ft.)**

- Modern Industrial/Warehouse Constructed in 2007
- Office Accommodation
- Three Phase Power
- Established Industrial Estate
- Allocated Car Parking
- Guide Price - £400,000



Winning deal winner and deal maker for the 3rd year running
Estates Gazette (February 2016)

Details

Location

The property is situated on Burnham Business Park, the main industrial area of Burnham on Crouch.

The B1010 (Burnham Road) leads to the lower Burnham Road which provides access to the surrounding towns of Maldon and South Woodham Ferrers.

The A130 can be found 13 miles to the west providing convenient access to the A12 to the north and the A127/A13 to the south.

Description

The property forms part of the Sand Island Centre a modern development comprising five industrial units which were constructed in 2007.

The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with profile metal cladding supporting an insulated metal roof. The unit has an eaves height of approx. 4.65m (15'3") and access is provided by an insulated up and over access door to a height of 3.5m (11'6").

The units benefits from office accommodation over ground and first floor to the front elevation as well as WC and kitchenette facilities.

Seven car parking spaces are provided.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Ground Floor	432.37 sq. m	4,654 sq. ft.
First Floor	42.18 sq. m	454 sq. ft.
Total	474.55 sq. m	5,108 sq. ft.

Business Rates

We understand the property is currently split into two rating assessments. They are as follow:

Unit 5 Sand Island Centre

Rateable Value	£14,550
Rates Payable (17/18)	£6,780

Unit 5a Sand Island Centre

Rateable Value	£6,000
Rates Payable (17/18)	£2,796

We understand the property may be eligible for small business rate relief. Interested parties are advised to speak to the Local Authority for confirmation.

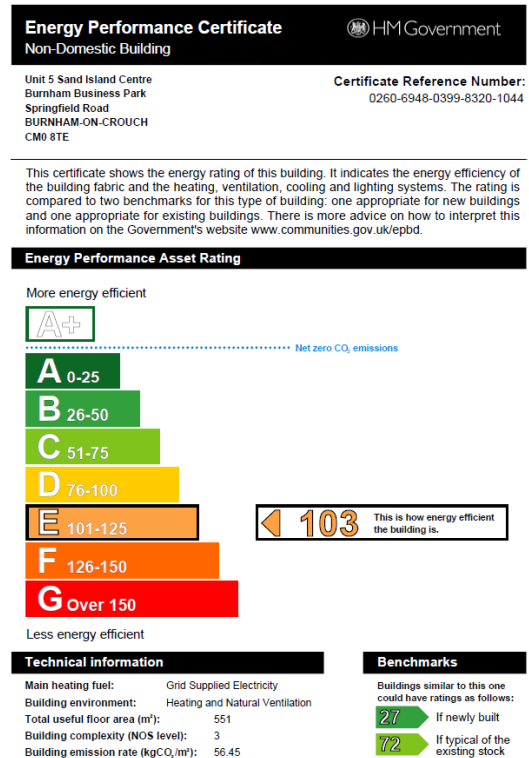
Guide Price

Offers in the region of £400,000

VAT

We understand VAT will not be payable on the purchase price.

EPC



Particulars

Prepared July 2017.

Viewing

Strictly by prior appointment with the sole agents:

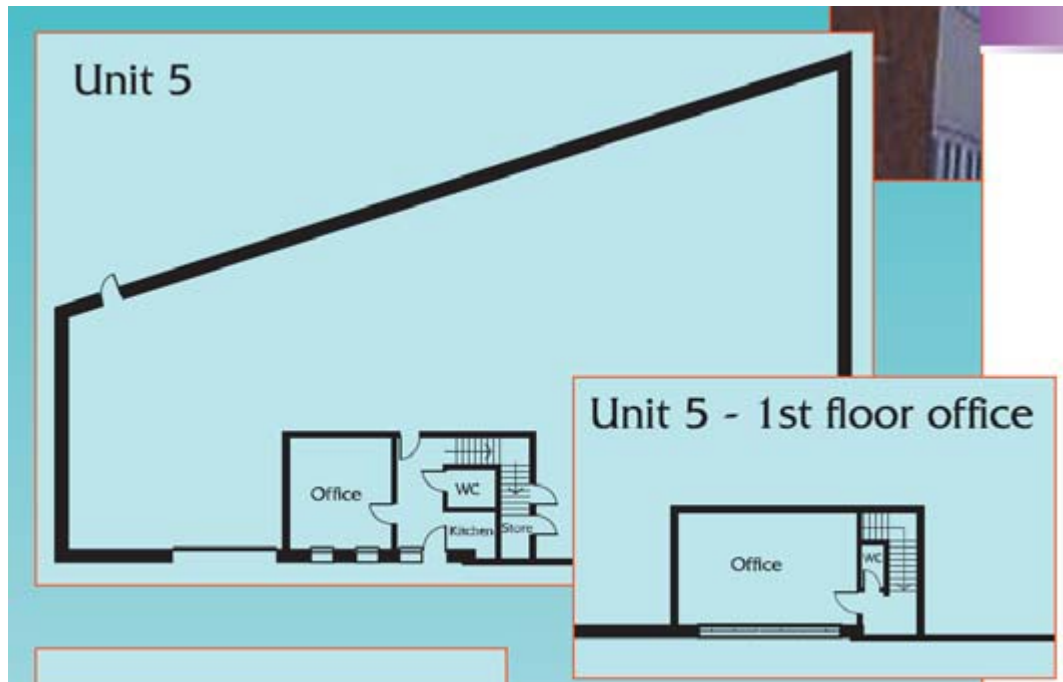
Fenn Wright

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For further information

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Particulars for Unit 5 Sand Island Centre, Springfield Road, Burnham on Crouch, CM0 8TE