



## UNIT 4 NEWLANDS CENTRE, WITHAM CM8 2AP

- Witham is an attractive town between Chelmsford and Colchester on the A12.
- Situated close to main car park with Boots, Peacocks and Halifax.
- Approximately 40,000 people living within a 10 minute drive time.
- Occupiers within the scheme include Card Factory, Greggs & Savers.
- Under the E Use Class the property could be used as a shop, café, restaurant, office and other uses without the need for a planning application.

## CLASS E RETAIL UNIT TO LET

### TERMS

Available by way of a new effectively full repairing and insuring lease for a term of 10 years.

### RENT

£20,000 pa.  
Subject to upward only rent review at the end of the 5<sup>th</sup> year.

### FLOOR AREAS

	SQ FT	/	SQ M
Ground Floor	903	/	83.9
First Floor Storage	298	/	27.7
Total:	1,201	/	111.6

### SERVICE CHARGE

Service charge for 2026 is approximately £2,434 per annum.

### EPC

The property has a C70 EPC valid until July 2033.

### RATEABLE VALUE

£18,250 (2026 Assessment).

### SUBJECT TO CONTRACT

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