

Train Routes

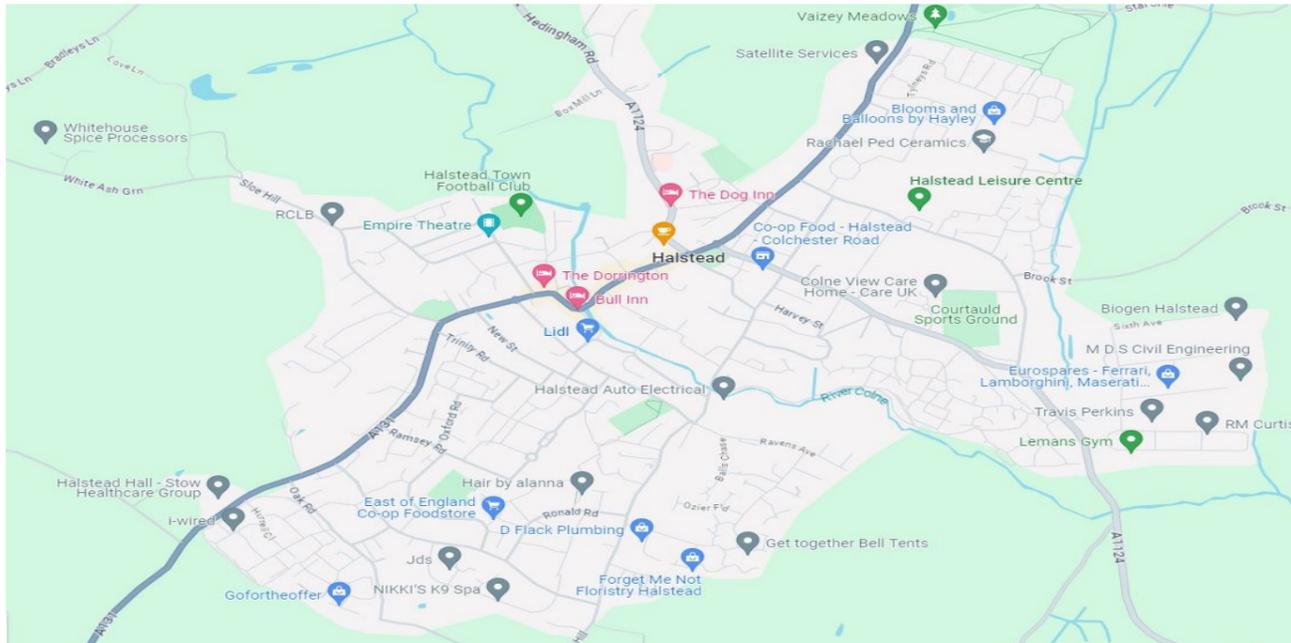
The closet train stations to Halstead are Braintree, Sudbury and Kelvedon

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes and from Kelvedon the travel time is fifty one minutes.

Bus Routes

There are buses from Halstead going to Colchester, Sudbury and the outlying villages such as Gosfield, Sible and Castle Hedingham and Gt Yeldham.

Buses depart and arrive approximately every hour from the bus stop outside Weavers Court and Greggs



Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the

information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or

surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.



Commercial Unit 20 Fourth Avenue

Available To Let
£10,800pa

Property features:

- Light Industrial
 - 3 Phase Electrics
 - Office Space
 - Well Maintained Unit
 - Close To Halstead Town
 - Lease Terms Negotiable
- EPC: C

A well presented modern industrial unit located quietly in a corner position of similar units. Internally, the unit offers a good mix of open work space, office and comfort facilities.

Access is via both pedestrian and full height roller door.

Externally, the unit provides two allocated parking spaces.

Vehicle repairs are not normally allowed at this unit.

www.oswicks.co.uk

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Main Work Space 8.19m x 12.23m

Access doors, 3 phase electrics.

Office 2.76m x 2.31m

Own access door from work space,
window to the front.

Lobby Area with access to WC

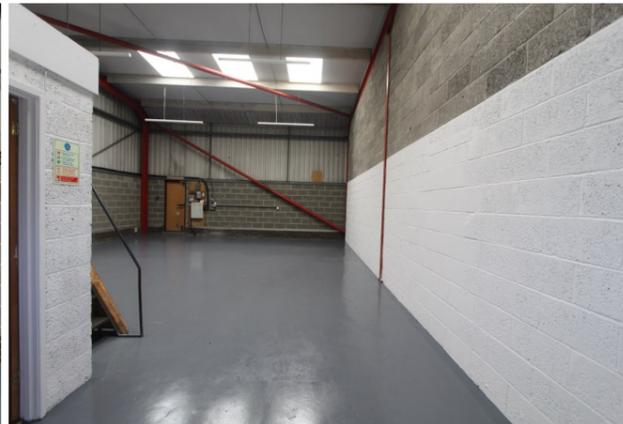
Each 1.2m x 1.16m respectively.

Lobby Area with access to kitchen

Each 1.2m x 1.16m and 1.16m x 1.34m
respectively.



Main Work Space



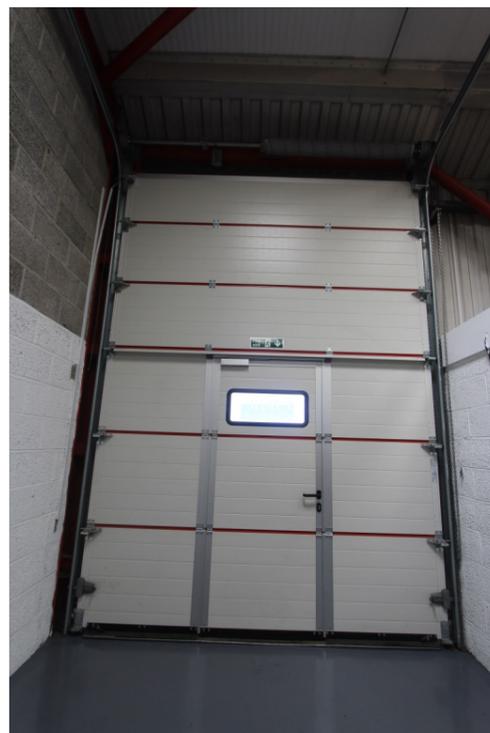
Main Work Space



Lobby Area/Kitchen



Lobby Area/WC



Interior Pedestrian & Roller Door



Office