

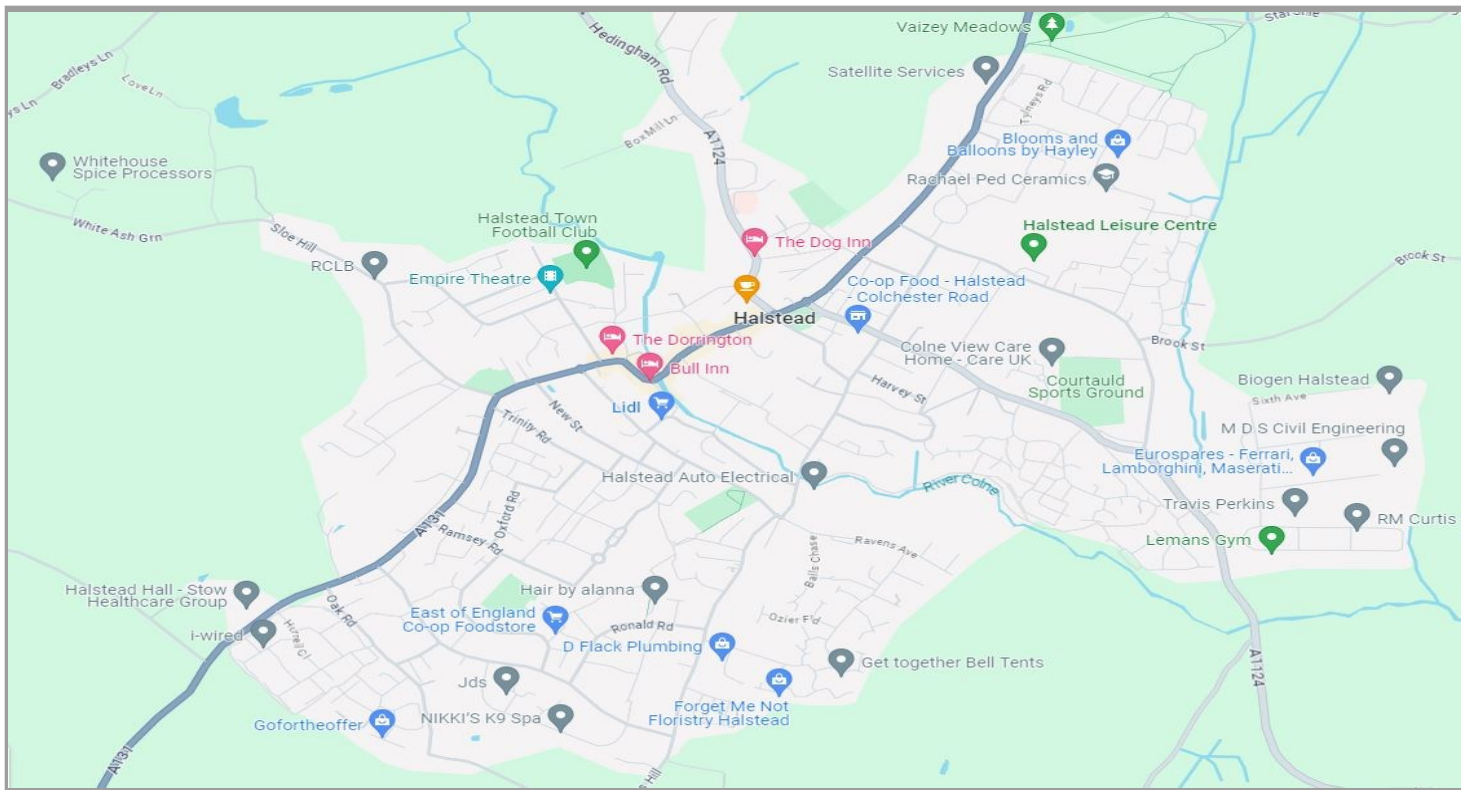
www.oswicks.co.uk

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Unit 27 Fifth Avenue

Bluebridge Industrial Estate



Oswicks would like to make you aware that these particulars have been prepared as a guide and therefore, all the measurements taken are approximate. Items shown in photographs are NOT included unless specifically mentioned within the particulars.

Upon application we will carry out various necessary checks via our credit referencing provider. The results of which, will determine if your application has been successful.

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. If you would like to receive our Complaints Handling Procedure, please contact us and we will send it to you. Alternatively, our CHP is also available on our website.



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HEAR...?
WE WON!**



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Unit 27 Fifth Avenue

Bluebridge Industrial Estate



Light Industrial Unit

Available to Let

£22,000 pa + VAT

Property Features:

- Modern well maintained unit
- Office space
- Lease terms negotiable
- Close to Halstead town centre
- Parking
- EPC Rating 'D'

A well presented modern industrial unit located quietly at the end of Fifth Avenue, on Bluebridge Industrial Estate.

Internally, offering a good mix of open work space, rooms usable mezzanine and utility spaces.

Access is via two pedestrian doors and large roller shutter door. The internals offer a 6mtr eaves height.

A large outside space to the front of the unit provides ample parking facilities with additional open space to the side.

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Office 21.89 sq mtrs.
Own access door, windows to the front, access to lobby and utilities. Access to showroom

Showroom 42.29 sq mtrs.
Set between the office and work areas, - currently used for display

Kitchen/lobby/WC'S (including disabled) – Overall 7.62 sq mtrs.

Mezzanine 42.29 sq mtrs.
Accessed from the main work area via solid staircase.

Main work area 178 sq mtrs.
Accessed with roller door access, skylights, three phase electrics.

Outside space
Large outside parking area to the front, with additional outside space to the side.



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