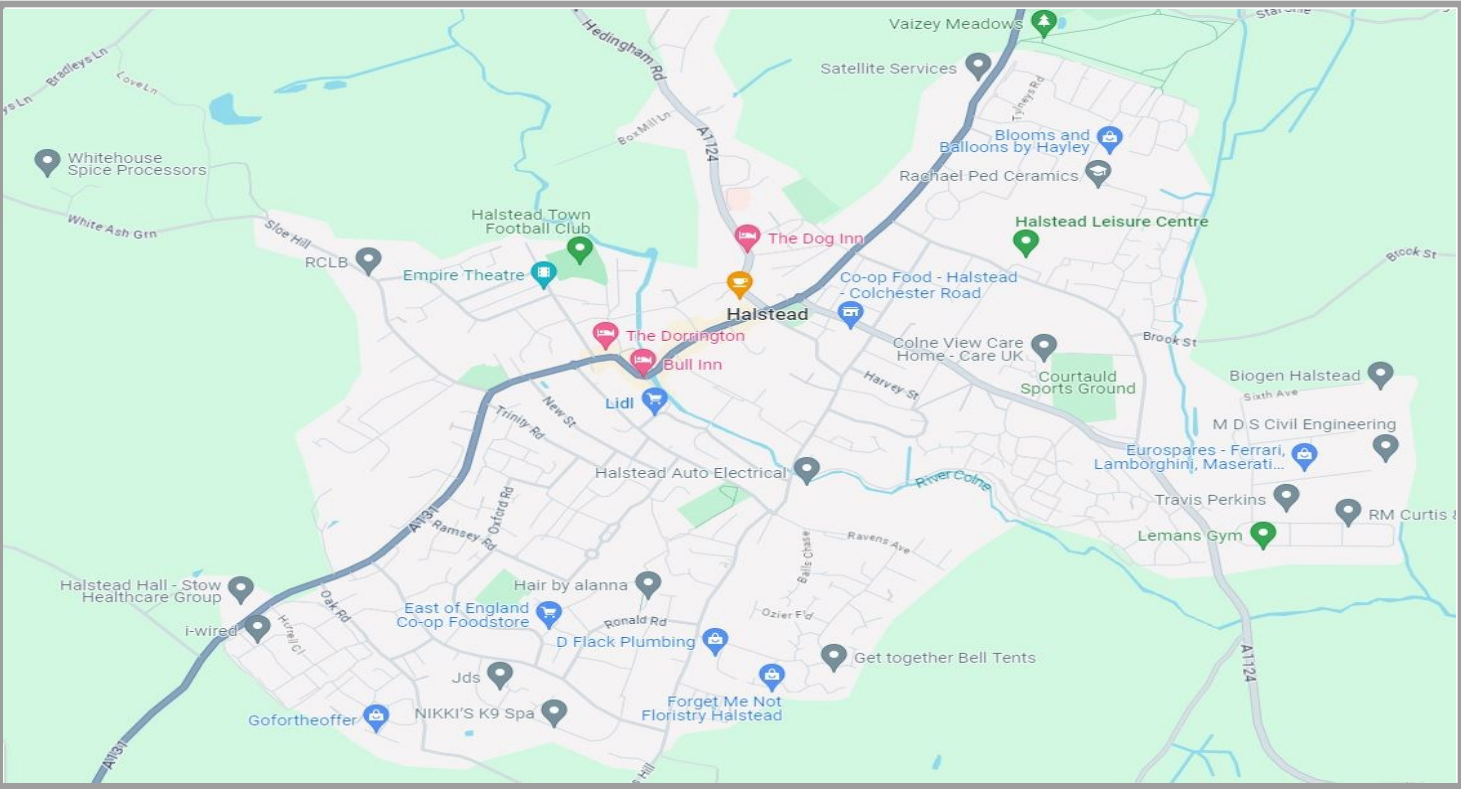


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Bluebridge Industrial Estate  
Halstead



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.



BRITISH  
PROPERTY  
AWARDS  
2024 - 2025

GOLD WINNER

LETTING AGENT  
IN HALSTEAD

PROUD  
TO BE  
DIFFERENT





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Halstead



### Light Industrial Unit

Available to Let  
£12,500 pa

#### Property Features:

- Roller shutter door with integral pedestrian door
- 3 phase electrics
- Office space
- Internal connection to unit 14 available
- 2 parking spaces
- Close to Halstead town centre

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.



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#### Entrance

Via roller shutter door with integral pedestrian door.

#### Main Room 12.11m x 7.9m

High ceiling, strip lighting, painted concrete flooring. Stairs to mezzanine office. Fire door to rear.

#### Office Room 4.65m x 2.8m

Window to the front, strip lighting.

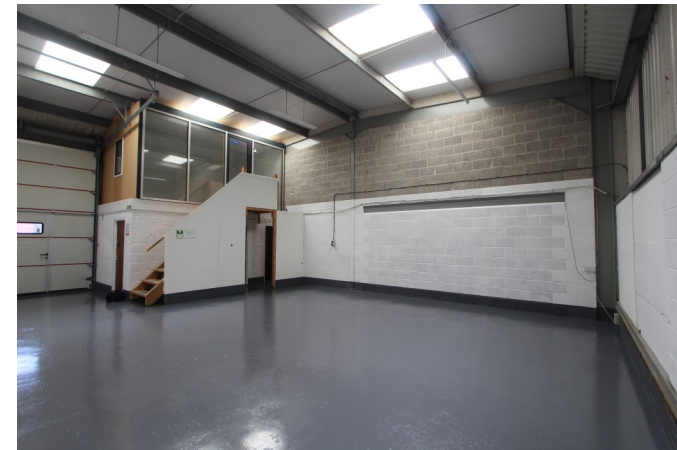


#### Mezzanine Office 4.65m x 2.8m

Full glazing overlooking ground floor

#### Lobby 2.28m x 1.29

With small kitchen area including sink. Opening to 2x WC's.



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