

www.oswicks.co.uk

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Unit 13, Sixth Avenue

Bluebridge Industrial Estate



Light Industrial Unit

Available to Let

£38,000 pa + VAT

Property Features:

- Newly constructed
- Lease terms negotiable
- Long lease available
- 3 phase electrics
- Parking
- 4.5 meter roller door height

Located on Bluebridge Industrial Estate in Halstead is this newly constructed commercial unit, offering a good mix of both warehouse, office, reception, mezzanine and comfort space.

Access is via both pedestrian and full height roller door.

Externally, the unit provides allocated parking spaces.

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Reception/Open Office Room 5.9m x 5.2m

Kitchen 2.2m x 3.3m

Fitted units

WC 2.2m x 2.2m

Main Warehouse Area 17.3m x 6.3m (opening to 11.3m x 7.2m)

Accessed via pedestrian door from Reception room and 4.5 meter high roller door.



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Additional mezzanine currently under construction covering 17.3m x 6.3m

Upper Office 7.8m x 5.9m

Accessed via metal staircase from main warehouse area.

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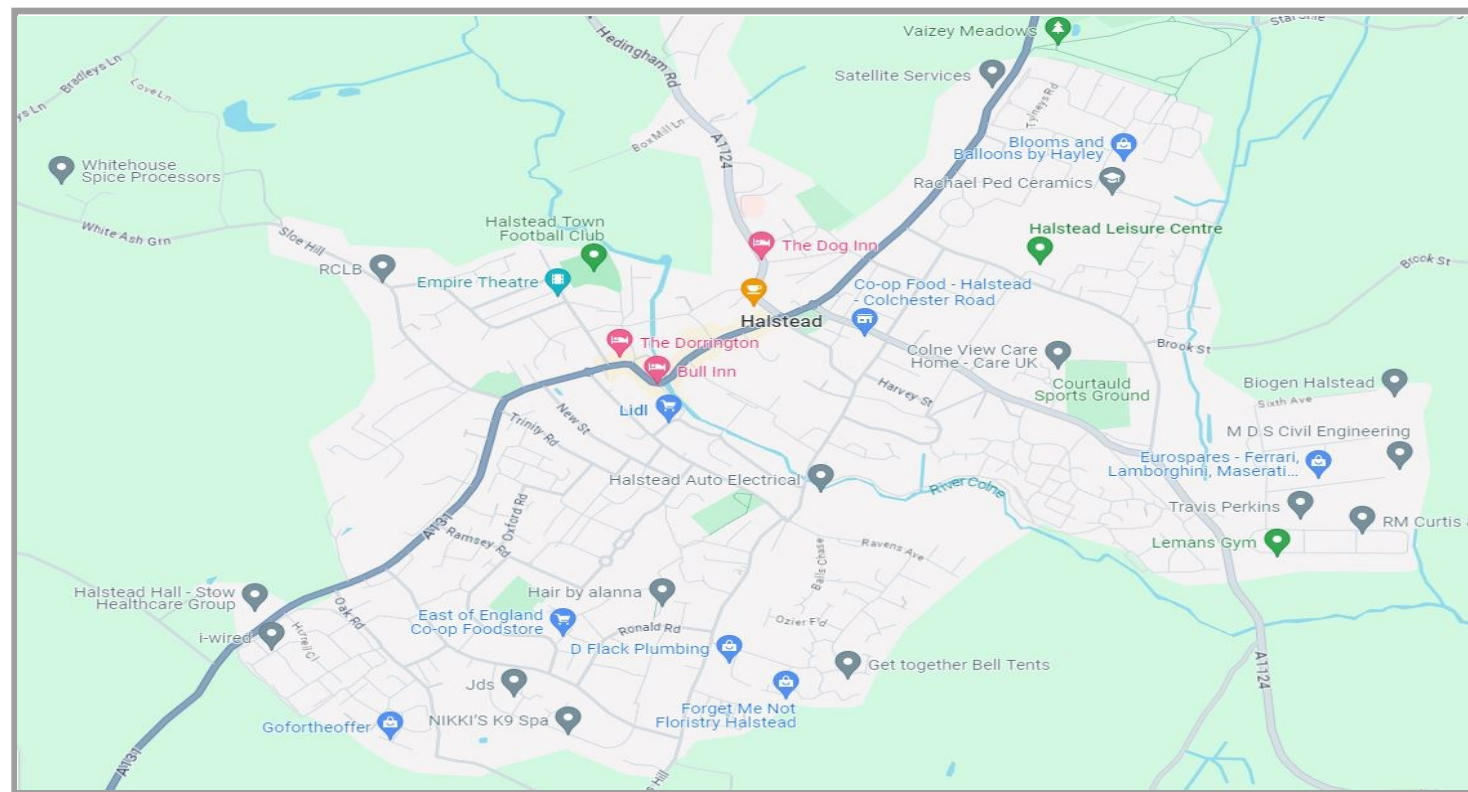
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Oswicks would like to make you aware that these particulars have been prepared as a guide and therefore, all the measurements taken are approximate. Items shown in photographs are NOT included unless specifically mentioned within the particulars.

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**
2023 - 2024

GOLD WINNER

LETTING AGENT
IN HALSTEAD

**DID YOU
HEAR...?
WE WON!**



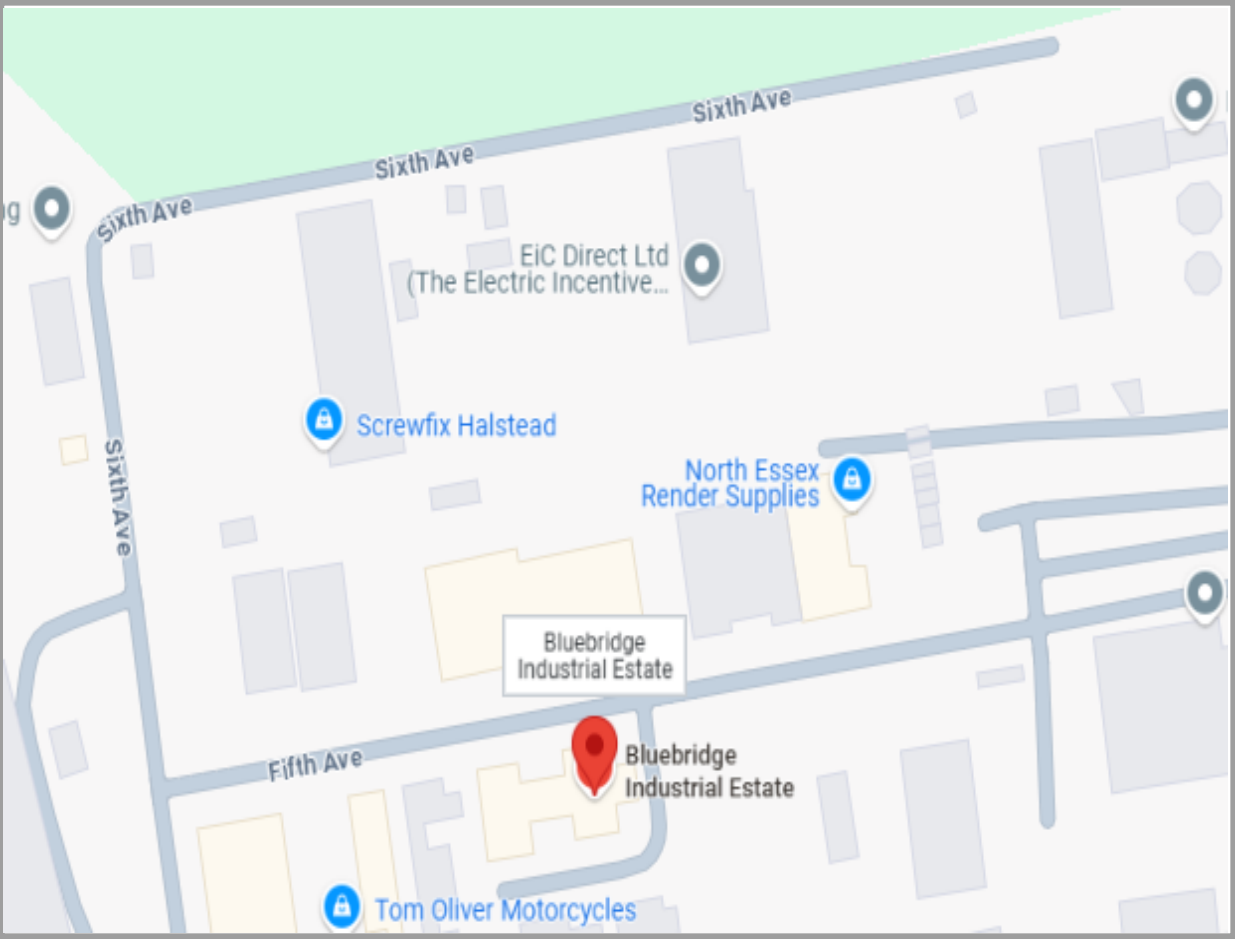
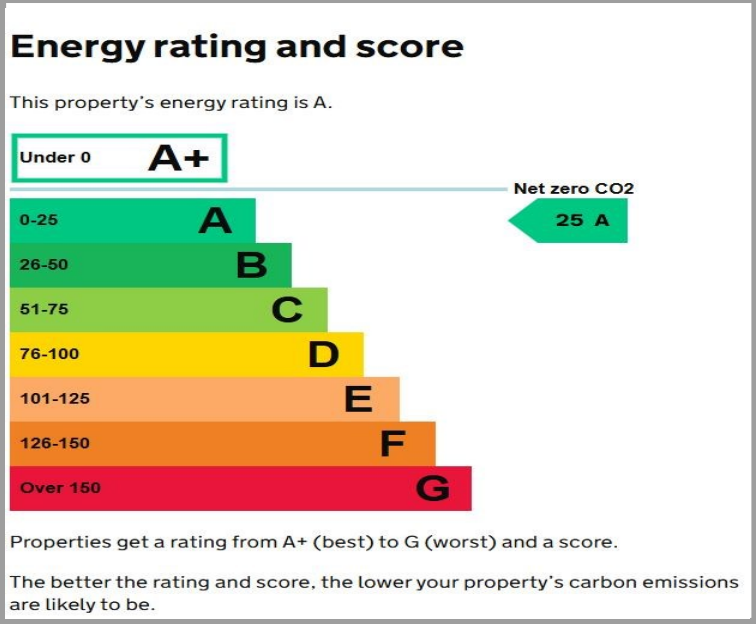
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