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01787 477559

info@oswick.co.uk



Unit 23, Fifth Avenue

Bluebridge Industrial Estate



Light Industrial Unit

Available to Let

£24,000 pa + VAT

Property Features:

- Phase three electrics
- Parking
- 4.3m high roller door
- Lease terms negotiable
- Available end August

A well presented industrial unit located in a 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 allocated parking spaces.

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Area one - (Front) 9.9m x 7.8m
Area two (Rear) 8m x 4.8m
Area three (side) 7.8m x 4.8m
Storage Room 4.8m x 4.8m (internal)
Office (Front) 5.2m x 3.8m
2 x UPVC windows to front, exterior pedestrian door.



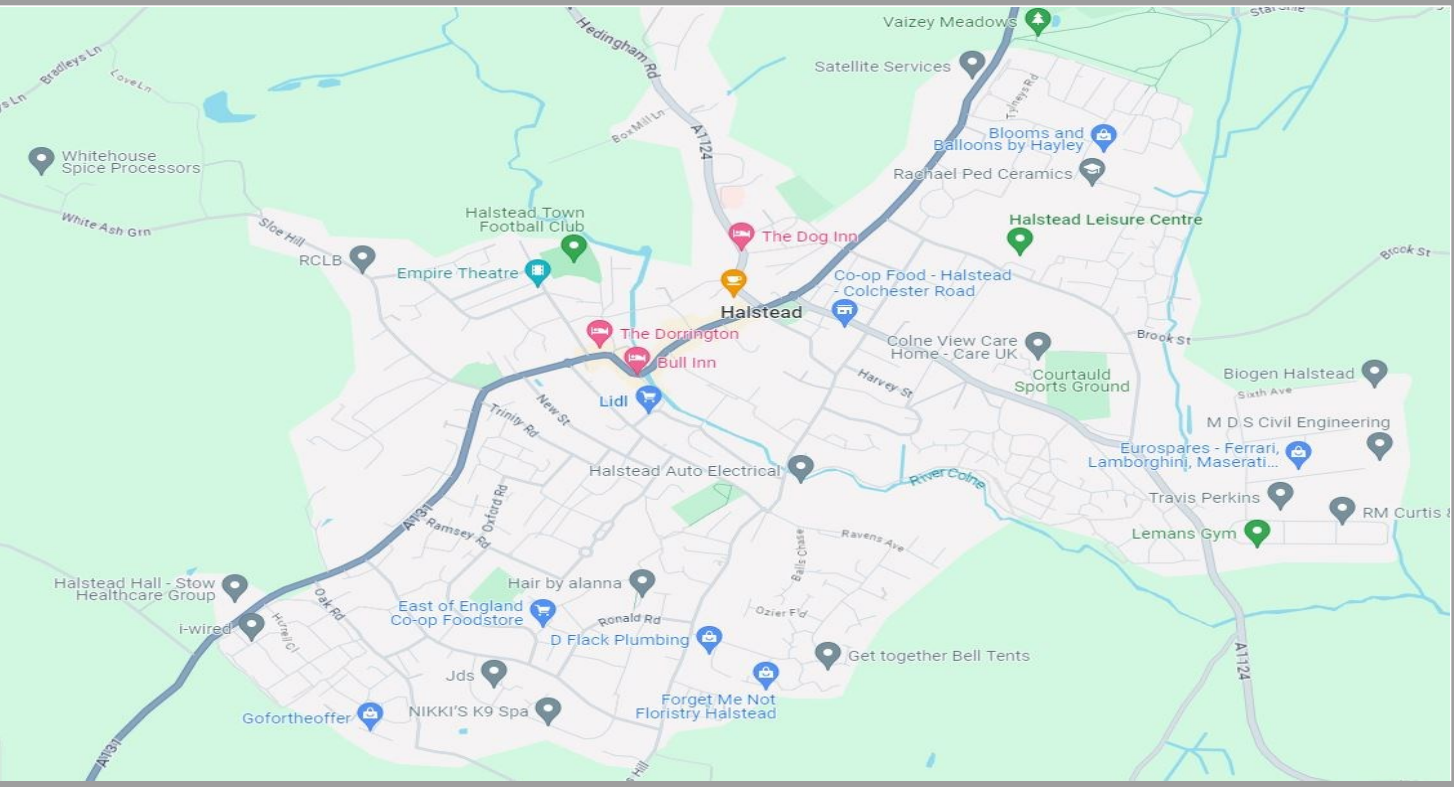
Oswicks
Lettings Agent
COMMERCIAL

Mezzanine L shaped. 12.8m x 4.8m and 10m x 4.8m.
Lobby (internal) 2.3m x 1.7m
Kitchen 2.0m x 1.2m
WC 2m x 1m
Lobby 1.7m x 1.5m
Accessible WC 2m x 1.5m



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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
2024 - 2025

GOLD WINNER

LETTING AGENT
IN HALSTEAD

PROUD
TO BE
DIFFERENT



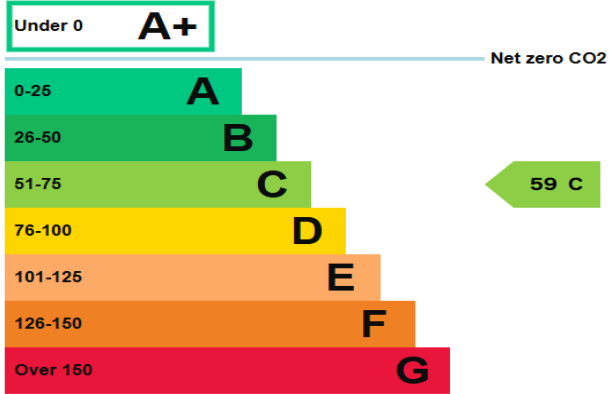
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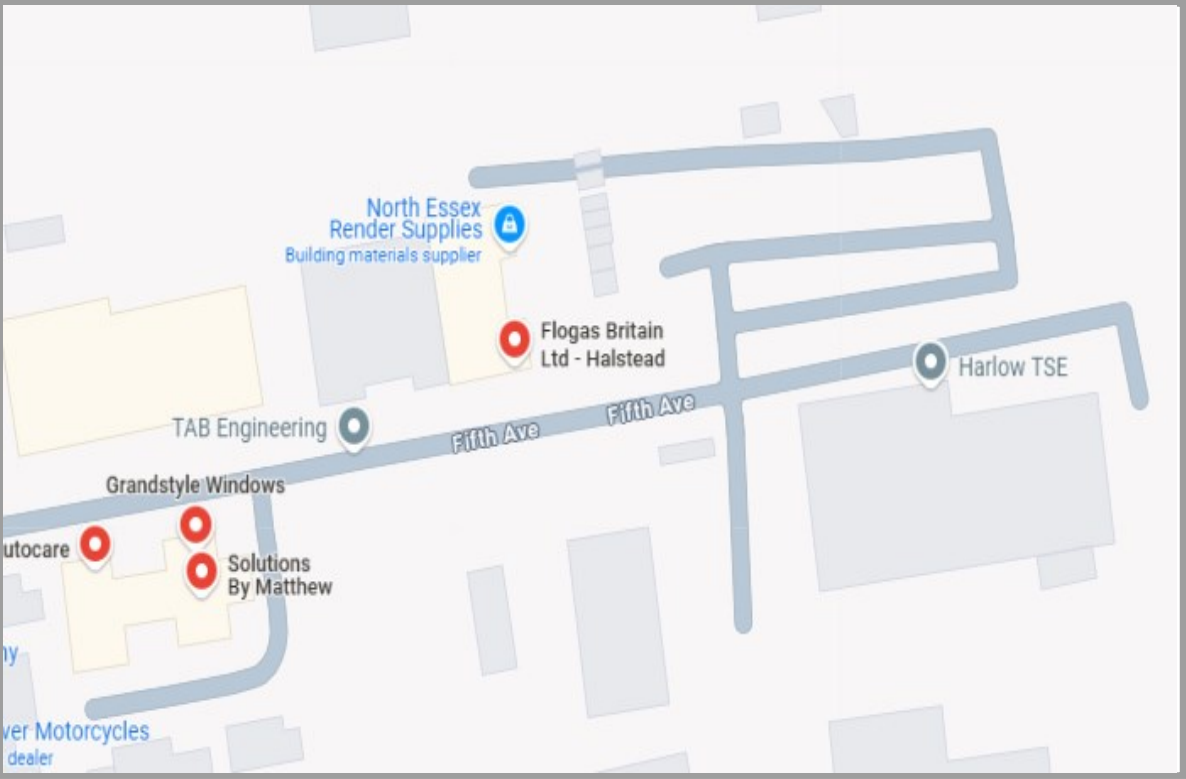


Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.



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