

www.oswicks.co.uk
01787 477559
info@oswicks.co.uk



Train Routes

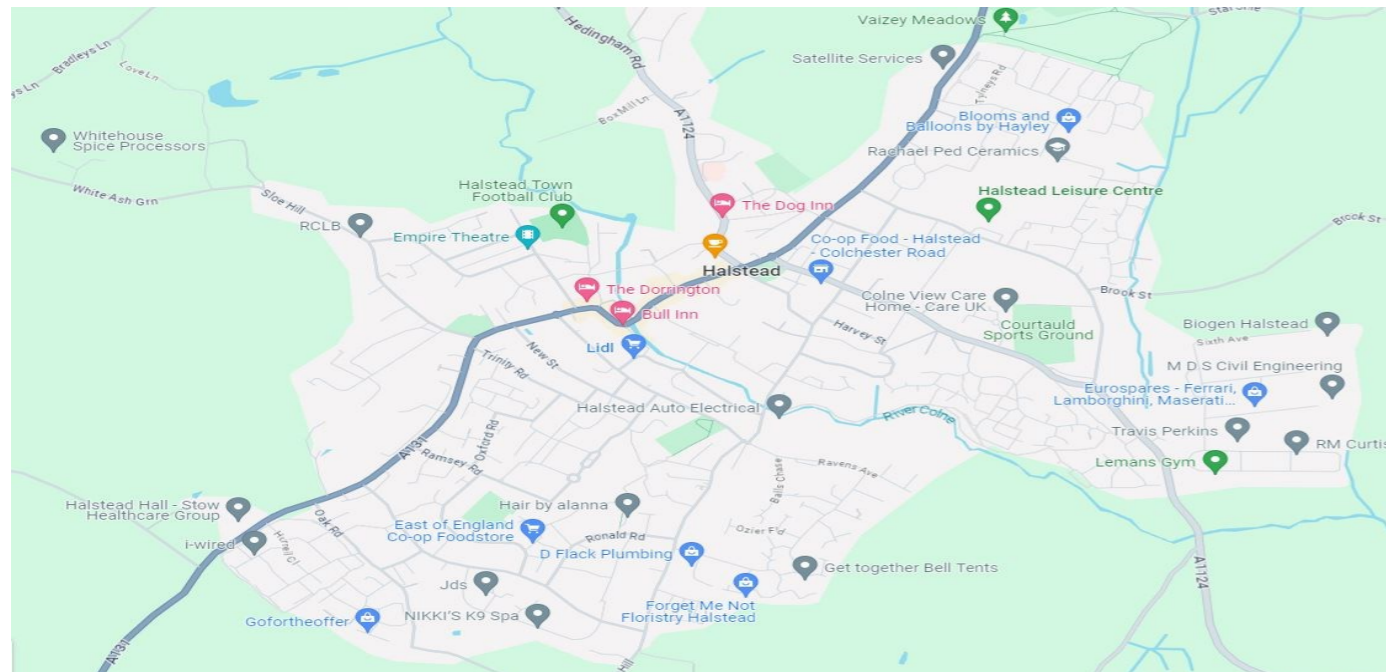
The closest train stations to Halstead are Braintree, Sudbury and Kelvedon

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.



Tidings Hill,
Halstead



Detached Light Industrial Warehouse With Office Space

Available To Let
£11,000 + VAT pa

Property features:

- Ample Parking
- Office & Storage Space
- Easy Access To Major Road Links
- Double Doors
- Air Conditioning
- EPC—E

The premises has a private driveway car parking area, with two entrance doorways and a side garage loading doorway.

On the ground floor there is 113m² of storage and useable space, increasing to 239m² with the inclusion of the first floor.

With main area and a brick built lean to space that leads to the kitchen and WC.

www.oswicks.co.uk
01787 477559
info@oswicks.co.uk



Entrance Lobby 2.9m x 3.2m

A good sized lobby with wooden flooring, doors with access to main floor and a large single glazed window overlooking the front, giving plenty of light.

Main Room 13.3m x 5.9m

A large room currently fitted out with wooden shelving and storage, accessed via the entrance lobby and via a double garage style door at the front. Stairs leading to upper floor/office space.



Side Room 11.1m x 2.6m

Similar to the main room in length, but narrower, this room is currently outfitted with wooden shelving and storage, accessed via the main room and double doors to the front. Access to the kitchenette, WC and the car park to the front of the building.



www.oswicks.co.uk
01787 477559
info@oswicks.co.uk



Kitchenette 1.6m x 1.9m

Compact kitchenette with cupboard space under worktop, wall mounted cabinet and space for appliances under worktop. Wall mounted water heater and single drainer stainless steel sink.

WC 0.8m x 1.7m

Accessed via kitchenette, close coupled WC and skylight.



First Floor Lobby 3.2m x 1.7m

Wooden stairs with wooden hand rail leading to first floor lobby area, wooden door leading to:-

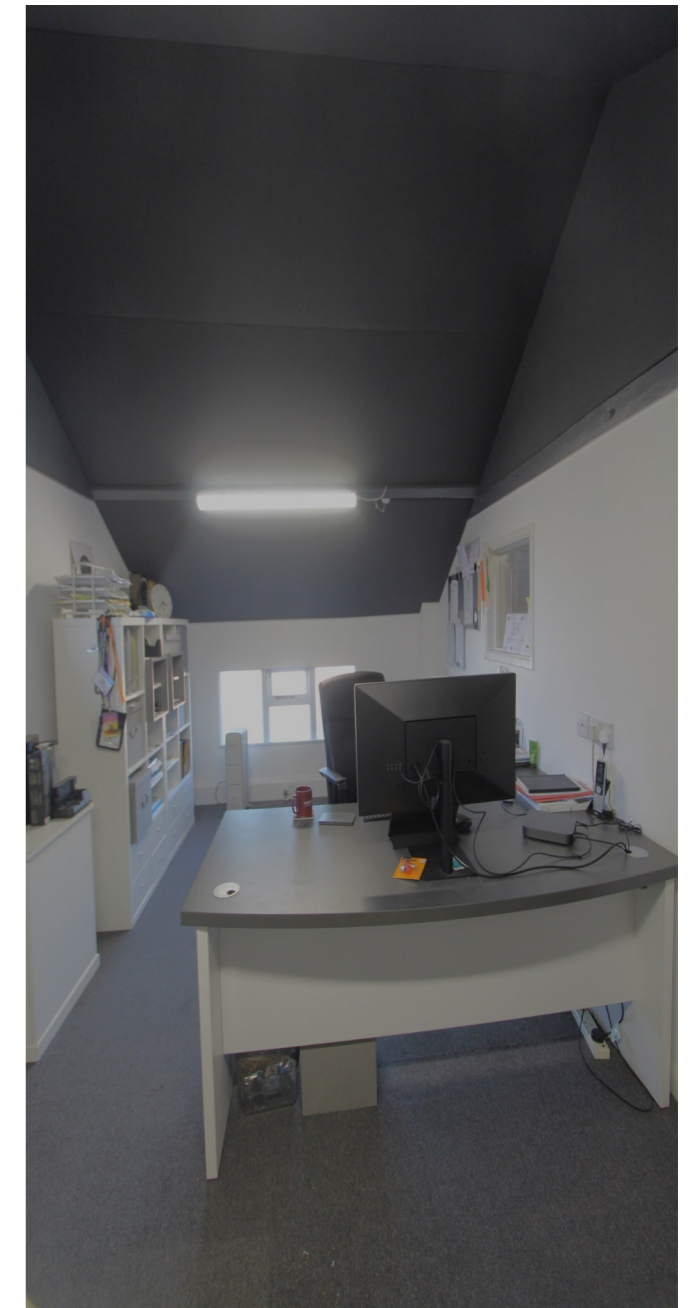
Second Lobby Area 3.9m x 1.7m

Small room with single glazed window and open doorway leading to:-

Left Hand Room 1.4m x 2.4m

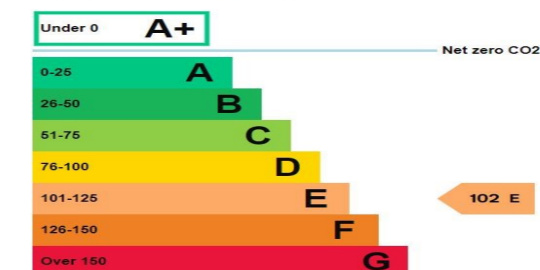
Middle Room 5.9m x 3.4m

Right Hand Room 2.99m x 5.9m



Energy rating and score

This property's energy rating is E.



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.