

# TO LET – SILVER END

Storage yard and buildings site area .61 acres

Buildings approx 4,650ft<sup>2</sup> (423.08m<sup>2</sup>) GIA total

**ROBERT DEWAR ASSOCIATES**  
01245 350160



## Bulldog Works, Boars Tye Road, Silver End, Witham CM8 3QE

### DESCRIPTION:

The site comprises a range of buildings, including a Grade II Listed barn, with further yard space which is largely concreted. The entrance is gated with the boundaries fenced and W.C. facilities are provided. **NB** Our client will be retaining part of the yard for their own business so the access will be shared.

### LOCATION:

The property is in the centre of Silver End and accessed directly from Boars Tye Road. The location makes it convenient to serve the surrounding towns and villages including Witham, Braintree, Kelvedon, Coggeshall as well as those further afield.

### ACCOMMODATION: approx sizes

Total area of buildings: 4,650ft<sup>2</sup> (430.08m<sup>2</sup>)GIA

Total site area: 0.61 Acres approx

**RENT:** £30,000pa exclusive of VAT

**RATEABLE VALUE:** £25,250 annual rates payable £12,635

### TERMS AND CONDITIONS:

The property is available on a new lease on terms to be agreed.

### PARKING:

Available in the yard.

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

### EPC:

The EPC rating is D94

**VIEWING:** By appointment with Robert Dewar Associates – 01245 350160

**204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

