

FOR SALE

Circa 98,000 sq ft on 8.9 acres

On the instructions of the Joint Administrators of Winfresh (UK) Ltd FORMER FRUIT RIPENING AND DISTRIBUTION FACILITY WITH REDEVELOPMENT POTENTIAL

(Subject to Planning)



**HIGH CROSS LANE EAST, LITTLE CANFIELD, DUNMOW,
STANSTED, CM6 1TH**



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LOCATION

The property is located in Little Canfield approximately 5 miles east of Stansted Airport and approximately 11.5 miles to the west of Braintree. The property is accessed off High Cross Lane East and is 0.5 miles from the A120 with the M11 approximately 6 miles to the west.

DESCRIPTION

The property comprises an extended, detached, single storey warehouse of steel portal frame construction. The buildings are arranged over five bays, with profiled steel-clad elevations under a pitched roof with translucent roof lights.

The buildings are fitted out with 64 high specification temperature-controlled ripening chambers (further information available on request) and incorporate integral two and three storey office blocks along the front elevation. The detached former vehicle repair workshop is also fitted with three ripening chambers.

The main site area is approximately 8.9 acres. The whole property was used as a banana ripening facility and distribution centre. The original building was constructed in 1961 and has been extended twice in 1997 and 2011.

Further details are set out below:

Main Warehouse

Built circa 1961
Eaves height of approximately 4.8m
Three dock level loading doors
Climate controlled ripening chambers

Warehouse Extension 1

Built circa 1997
Eaves height of approximately 8m
Climate controlled ripening chambers

Warehouse Extension 2

Built circa 2011
Eaves height of approximately 9m

Offices

2/3 storey offices / ancillary space



Former Vehicle Repair Workshop

Yard / External Area

Large tarmac / concrete surfaced yard extending to circa 2.25 acres. Approximately 68 car parking spaces.

Two diesel fuel pumps served by two above ground storage tanks.

ACCOMMODATION	Sq ft	Sq m
Ground Floor Original	67,752	6,294.2
Ground Floor Extension	19,211	1,784.7
First Floor Original	2,492	231.5
First Floor Extension	1,870	173.8
Second Floor Extension	1,870	173.8
Former Vehicle Workshop	4,621	429.3
TOTAL GIA (APPROX)	97,816	9,087.3

Site area of approximately 8.9 acres (3.6 hectares).

TERMS

The property is available long leasehold with vacant possession. The lease is for a term of 999 years from 8th January 1996 at a fixed rent of £10pa.

PLANNING

Prospective purchasers are advised to make their own enquiries to the local Planning Authority in respect of the site's current and future planning status.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the EPC is available on request.



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