

Unit 15, Kestrel Park, Finch Drive, Springwood Industrial Estate, Braintree, Essex CM7 2SF

# INDUSTRIAL UNIT TO LET

**\*Possible Refurbishment\***

4,056 sq ft    376.81 sq m (approximately)



- Located on an established industrial estate
- Close proximity to the A120, providing fast access to the M11
- Good parking provisions
- Available Q2 2024

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

## Location

The property is located within a courtyard of units off Finch Drive, which is situated on the Springwood Industrial Estate, which lies on the western side of Braintree.

The Estate is approximately  $\frac{3}{4}$  of a mile from the town centre and approximately  $\frac{1}{2}$  a mile from the A120, which has excellent links to Stansted Airport and M11 Junction 8.

## Description

Constructed in 1987, the property forms part of a courtyard of similar units, all having good car parking and loading areas, the yard extends approximately 19m.

The building is of steel portal frame construction and has an eaves height of approximately 5.3 m (18 ft). There is a large sectional up-and-over loading door and three phase power. Refurbishment spec to be confirmed.

There is a single office on the ground floor and first floor and two WCs.

## Accommodation

Ground Warehouse	approx. 3,214 sq ft	298.55 sq m
Ground Office	approx. 421 sq ft	39.13 sq m
1 <sup>st</sup> office	approx. 421 sq ft	39.13 sq m
<b>Total</b>	<b>4,056 sq ft</b>	<b>376.81 sq m</b>

## EPC

C - 75.

## Rent

£55,000 per annum exclusive.

## Terms

The property is available on a new fully repairing and insuring lease for a minimum of five years, on terms to be agreed.

## Business Rates

The property has a rateable value of £35,500, equating to rates payable of circa £17,714.50 per annum, assuming a UBR of 49.9p

## VAT

VAT chargeable at the current rate.

## Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Service Charge & Insurance

Service charge	-	£2,580.55
Insurance	-	£3,333.97

## Legal Costs

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

## Viewings

For further information please contact:

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