

Unit 9, Kestrel Park, Finch Drive, Springwood Industrial Estate, Braintree, Essex CM7 2SF

## INDUSTRIAL UNIT **TO LET**

3,861 sq ft    358.69 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 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 12 m.

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. The property is available 'as is' or refurbished, spec to be agreed.

There is a small ground floor office, along with a larger office / meeting room on the first floor. The unit has both warehouse and office WC facilities, along with a small kitchenette.

## Accommodation

3,861 sq ft      358.69 sq m

## EPC

D – 94 – valid until 28 November 2028.

## Rent

Rent on application.

## 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 £30,500, equating to rates payable of circa £15,220 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	-	£2,828.96
Insurance	-	£3,038.47

## 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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