

Units 5, 7 & 8 Harrison Drive, Braintree, Essex

CM7 1DE

INDUSTRIAL UNITS **TO LET**

1,166 – 1,198 sq ft

108.3 – 111.2 sq m (approximately)



- Refurbished industrial units available ASAP
- Located on an established industrial estate
- Close proximity to the A120
- Motor trade use allowed

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Location

Harrison Drive is located approximately 0.5 miles to the south of Braintree town centre and approximately 1.5 miles from the A120 dual carriageway which provides convenient access west to the M11 and east to the A12.

Description

A selection of newly refurbished industrial / warehouse units which benefit from three phase power, electric roller shutter access doors and WC facilities. Externally, forecourt parking is provided.

Accommodation

The approximate Gross Internal Floor Areas as follows:

Unit 5	1,198 sq ft	111.32 sq m
Unit 7	1,197 sq ft	111.19 sq m
Unit 8	1,166 sq ft	108.37 sq m

EPC

Energy assessments have been commissioned.

Terms

The properties are available on new fully repairing and insuring leases on terms to be agreed.

Rent & Service Charge

Unit	Rent (per annum)	Service Charge (per month)
5	£16,800	£88.71
7	£16,800	£88.64
8	£16,200	£86.34

Business Rates

Unit	Rateable Value	Rates Payable
5	£8,300	£4,141 approx.
7	£8,300	£4,141 approx.
8	£8,100	£4,041 approx.

Buildings Insurance

The Tenant is to reimburse the Landlord for buildings insurance.

VAT

VAT is applicable to the rent, service charge & deposit

Administration Fee

There is an upfront non-refundable administration fee of £750 + VAT which is payable to the Landlord. Further details are available upon request.

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.

Legal Costs

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

Viewings available via joint agents – Coke Gearing & Fenn Wright:

Toby Pemberton

or

Henry Warburton

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