

TO LET

New Build Industrial/Warehouse Units

9,665 – 38,662 sq ft (898 – 3,590 sq m)

**BRAND NEW, HIGHLY SPECIFIED FLEXIBLE UNITS AVAILABLE FOR IMMEDIATE OCCUPATION
BREEAM EXCELLENT · A120 IN CLOSE PROXIMITY**



BRADBURY PARK
INDUSTRIAL ESTATE

Bradbury Park Industrial Estate · Bradbury Drive · Springwood Industrial Estate · Braintree · Essex · CM7 2ET

www.bradburypark.co.uk

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8m to 10m eaves height across the available units

Floor loading 50 kN/m²

Power capacity up to 75 kVA



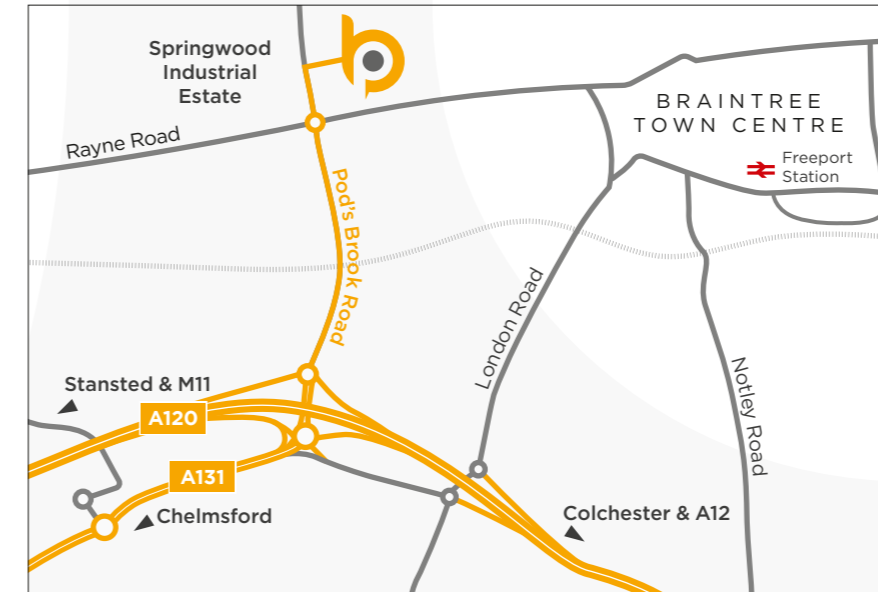
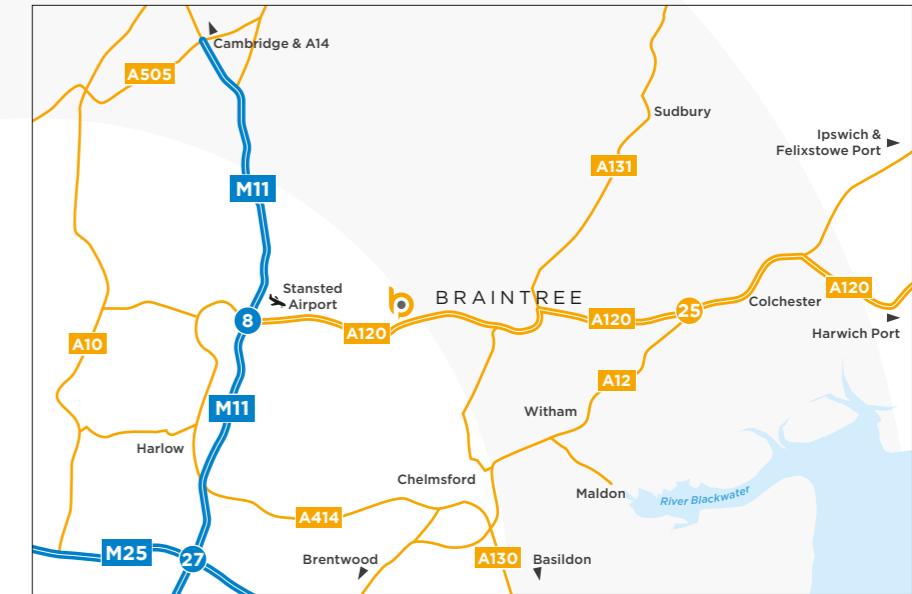
Internal photography of Unit 3B.



LOCATION

Bradbury Park Industrial Estate is situated on the well-established Springwood Industrial Estate in Braintree, Essex. The estate is within one mile of the A120 dual carriageway, accessed via Bradbury Drive, close to the junction with Pod's Brook Road. Major local occupiers include: Global Resale, Shadbolt, Barlow Tyrie, Euro Car Parts, Greenshields JCB, Delamode, Weston Logistics and the NHS.

Bradbury Park Industrial Estate is located to the west of Braintree town centre and Braintree Freeport and is in close proximity to local retailers, services and leisure amenities, including: Tesco, Lidl and B&M stores, Braintree Community Hospital and Bannatyne Health Club. Braintree has good rail links to London Liverpool Street, with a journey time of approximately one hour. Stansted Airport is approximately 15 miles to the west, accessible via the A120.



DRIVE TIMES

	DISTANCE	TIME
Braintree Town Centre	0.7 miles	5 mins
Stansted Airport	14.8 miles	18 mins
J8 M11	16.8 miles	21 mins
Bishop's Stortford	21.1 miles	21 mins
Chelmsford	12.2 miles	21 mins
Colchester/A12 J25	18.5 miles	28 mins
Felixstowe Port	45.5 miles	58 mins
Central London	52.6 miles	1 hr 12 mins

Source: freightjourneyplanner.co.uk, lorry travel times





ACCOMMODATION

UNIT	TENANT	SQ FT	SQ M
1A	Available	12,172	1,130
1B	LET to Triconnex		
2A	Available	17,872	1,660
2B	LET to Royd		
3A	Available	9,665	897
3B	Available	9,665	897
3C	Available	9,666	898
3D	Available	9,666	898
4	LET to Global Resale		
5A	LET to WheelPros		
5B	Available	14,067	1,306

Measurements are to Gross Internal Area (GIA)

DESCRIPTION

Eleven new warehouse/industrial units ranging from 9,665 sq ft to a maximum combined size of 38,662 sq ft.

The units have been completed to institutional specification with the following salient features:

- BREEAM Excellent
- Clear internal height ranging from 8-10m
- All units benefit from ground level loading
- Floor loading 50 kN/m²
- Three phase power from 35-75 kVA
- EPC Ratings of A-20
- Yard depth up to 28m
- Yard space & forecourt parking to all units
- Ability to combine units
- Fitted first floor offices to majority of units
- 24/7 operational hours
- B1/B2/B8 & Class E usage



TERMS

Units are immediately available on new institutional FRI terms. Further details upon application.

RENT

Upon application.

EPC

All units have an EPC rating of A-20.

LEGAL COSTS

Each party to bear their own.

FURTHER INFORMATION

For further information please contact the joint agents.



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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Hollister HD2428 09/21.