



UNITS 1&2 | 7 SHEEPCOTES

SPRINGFIELD BUSINESS PARK

CHELMSFORD | ESSEX CM2 5AS

TO LET
**NEW INDUSTRIAL
WAREHOUSE UNITS**
13,255 & 22,670 SQ FT
TOTALLING
35,925 SQ FT



ACCOMMODATION

UNIT 1	sq m	sq ft
1st Floor Office	150.3	1,618
Ground Floor Office	96.9	1,043
Warehouse	984.2	10,594
Total	1,231.4	13,255

- 1 x level access door
- 24 x car parking spaces (1 x accessible & 4 EV charging)
- 10 x cycle space

UNIT 2	sq m	sq ft
1st Floor Office	241.1	2,595
Ground Floor Office	125.4	1,350
Warehouse	1,739.6	18,725
Total	2,106.1	22,670

- 2 x level access doors
- 35 x car parking spaces (2 x accessible & 4 EV charging)
- 10 x cycle space

Unit 1 & 2	sq m	sq ft
Combined size	3,337.5	35,925



DESCRIPTION

Units 1&2, 7 Sheepcotes, Springfield Business Park is a new speculative development that comprises of two high-quality industrial warehouse units that can be either combined or let separately, benefiting from a dedicated secure service yard with three level access loading doors.

Existing tenants on the estate include DPD, Parcel Force, Royal Mail, Aldi, Edmundson Electrical and Network Rail.

SPECIFICATION:

- Minimum clear internal height 8.5m rising to 10m
- 59 parking spaces
- Secure yard
- Three full height electronic shutter doors
- Office accommodation with lifts
- 24/7 site access
- 37.5 kN/m2 floor loading



ESG CREDENTIALS

The units will embrace the latest energy saving technologies with a number of key features including:



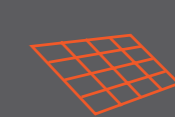
CO2 emissions reduced by 35%



EPC A



BREEAM Excellent (target)



PV Panels



Bike storage



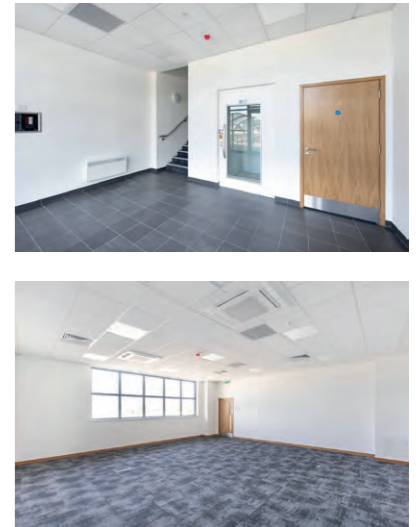
EV charging points



UNIT 2



UNIT 1 INTERNAL



UNIT 2 INTERNAL



UNIT 1



LOCATION

Springfield Business Park is located on the north-east side of Chelmsford, adjacent to the A12 via the Boreham Interchange (J9).

The A12 provides dual carriageway connection to the M25 (Junction 28) and London, together with the A14 and East Coast Ports of Harwich and Felixstowe.

There is also access to the A130 nearby which provides connections to the A120 and Stansted, M11 (Junction 8), together with the A13, Basildon and the Thames ports at London Gateway and Tilbury.

DRIVE TIMES

	miles	mins
A127	12	20
A13	14	25
Stansted Airport/ M11 (J18)	18	40
M25 (J28)	19	27
Colchester	21	31
London Gateway	24	30
Tilbury Docks	28	43
Ipswich/A14	37	50
Felixstowe/Harwich	41	55
Central London	52	86

Source: The AA



TERMS

The units are available separately or combined on new full repairing and insuring leases for terms to be agreed.

RENT

Upon Application

EPC RATING

EPC Rating of A

FURTHER INFORMATION AND VIEWING

Please contact the joint sole agents.

Joint sole agents:

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