

TO LET

Industrial/Warehouse

12,172 sq. ft. (1,131 m²)

UNIT 1A BRADBURY PARK INDUSTRIAL ESTATE

Springwood Industrial Estate, Braintree, Essex, CM7 2DH

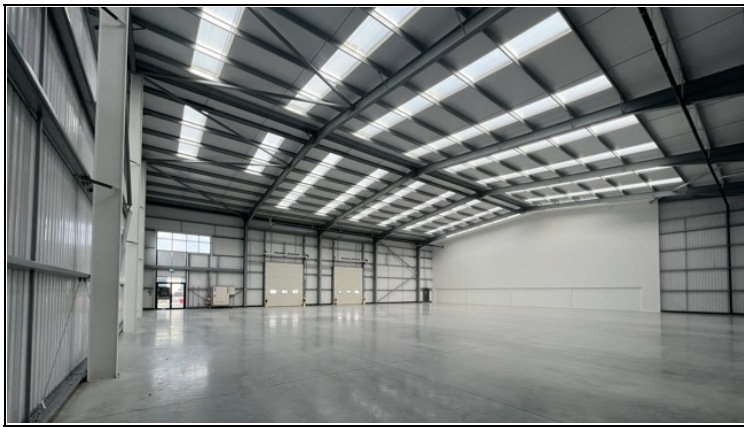
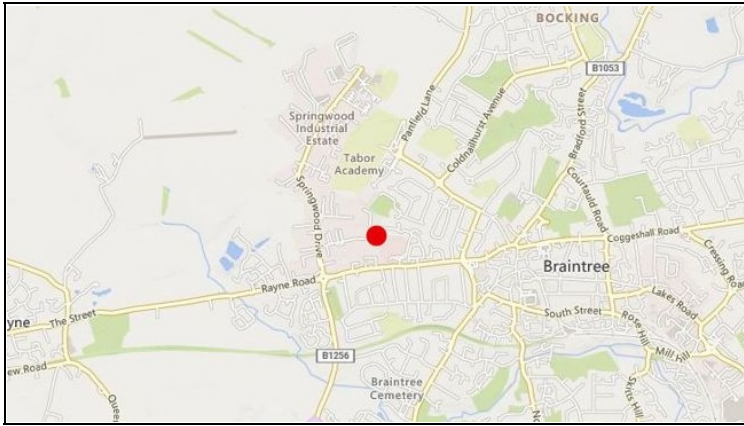


- Bradbury Park completed in 2020
- 8m clear internal height
- Yard/loading
- BREEM Excellent / EPC A-17
- Shell & core unit
- Sub-lease/assignment terms

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Bradbury Park Industrial Estate is situated within Braintree's established Springwood Industrial Estate. The Park is accessed via Bradbury Drive from Springwood Drive, close to the junction with Pod's Brook Road and Rayne Road. The A120 and A131 is to the south, and provides road access to Stansted Airport and the M11 approx. 15 miles to the west, Chelmsford, approx. 12 miles to the south and the A12/Colchester, approx 18.5 miles to the east.

DESCRIPTION

Bradbury Park Industrial Estate is a new (2020) completed development of 11 industrial/warehouse units completed to institutional standard. Unit 1A has been finished to shell & core specification, and remains unfitted. The unit provides clear warehouse area with a clear internal height of 8 metres, 50kN/m floor loading, three phase power (65 kVA), electric shutter door, yard space/forecourt parking, 22m yard depth, 24/7 operational hours. Aerial and internal images taken in 2020.

ACCOMMODATION

Total **12,172 sq. ft. (1,131 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of an Assignment of the existing 5-year full repairing insuring lease from June 2022. Alternatively a new sub-lease, for a term to be agreed would be considered. Subject to Landlord's approval.

RENT

£127,806 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

PLANNING

We understand that the property has B1/B2/B8 & Class E usage. Interested parties are advised to contact Braintree District Council for further information.

BUSINESS RATES

The property has a Rateable Value of £99,500. Interested parties are advised to contact Braintree District Council for further information.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The unit has an EPC rating of A - 17.

LEGAL FEES

Whilst each party is to bear their own legal fees, both parties are to contribute to the Landlord's legal costs.

CONTACT

Strictly by appointment via sole agents:

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Ref: AC2816/04.24/TAC



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