

FOR SALE / TO LET

Modern Two Storey Office/ Light Industrial Premises

4,950 sq. ft. (460 m²)

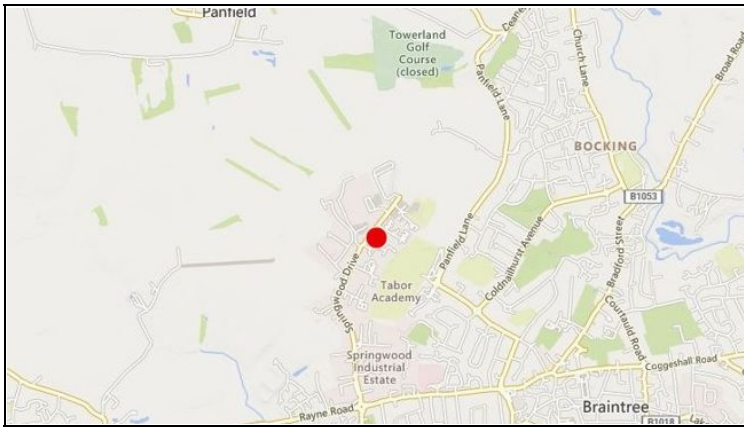
40A Springwood Drive, Springwood Industrial Estate, Braintree, Essex,
CM7 2YN



- Modern two storey premises
- Offices and light industrial use
- Kitchen and toilet areas
- Prominently located within Springwood Industrial Estate
- On site allocated car parking
- New lease available or freehold sale considered

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Springwood Drive is located within the established Springwood Industrial Estate being Braintree's largest industrial area and situated to the north west of Braintree town centre. Via the A120, Braintree benefits from excellent access to the M11, Stansted Airport and Bishop Stortford to the west (approximately 16 miles) to the A12 to the east (approximately 14 miles) and via the A130 Chelmsford to the south (12 miles).

DESCRIPTION

40a Springwood Drive comprises a prominent modern two storey B1/light industrial premises arranged as ground floor office and workshop space which could be used for offices. The first floor is arranged as predominantly open plan accommodation with individual private meeting rooms. There are kitchenette areas on both floors, together with separate toilet areas and disabled WC. Externally there is on site car parking.

ACCOMMODATION

Ground Floor	2,475 sq. ft. (230 m ²)
First Floor	2,475 sq. ft. (230 m ²)
Total	4,950 sq. ft. (460 m²)

The above floor areas have been provided to us and have been measured on a gross internal basis.

TENURE

The property is offered for sale upon freehold terms or our clients would consider a new lease for a term to be agreed.

PRICE / RENT

£650,000 exclusive / £50,000 per annum exclusive.

VAT

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

BUSINESS RATES

The building has a Rateable Value of £42,000. Interested parties are advised to make their own enquiries of Braintree District Council for verification of this and rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C - 72.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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