

# FennWright<sup>®</sup>

Harrison Drive

Braintree

Essex

CM7 1DE

TO LET

## REFURBISHED INDUSTRIAL UNITS

- 716 - 1,198 Sq. Ft.
- Rents from £15,000 PA Exc Plus VAT
- Small Business Rates Relief/Exemption  
Subject to Individual Circumstances
- Forecourt Parking
- Established Industrial Estate
- Three Phase Power
- Electric Roller Shutter
- WC Facilities



## 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 to the M11 and Stansted Airport.

## 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 Areas is as follows:

Unit 1	716 Sq. Ft.*	(66.51 Sq. M.)	*Plus Secure Yard
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.)	

## Services

We understand the property is connected to mains water, drainage, and three phase power. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Business Rates

The business rates are to be assessed by the Local Authority. We have calculated an estimated rateable value for each unit to provide an indication of the rates payable. We understand a majority of the units will be exempt from business rates subject to individual circumstances.

Unit	Rateable Value	Rates Payable
1	£5,650	£2,819 Approx.
5	£8,300	£4,141 Approx.
7	£8,300	£4,141 Approx.
8	£8,100	£4,041 Approx.

## EPC

Energy assessments have been commissioned.

## Terms

Our client is seeking a new Full Repairing and Insuring Lease for a Term of years to be agreed.

## Move In Incentive

Our client will provide two months rent free subject to lease terms

## Rent & Service Charge

Unit	Rent (Per Annum Exclusive)	Status	Service Charge (Per Month)
1	£15,000	Available	£53.02
5	£16,800	Available	£88.71
7	£16,800	Available	£88.64
8	£16,200	Available	£86.34

## VAT

We understand VAT is applicable to the rent , service charge and 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.

## Legal Costs

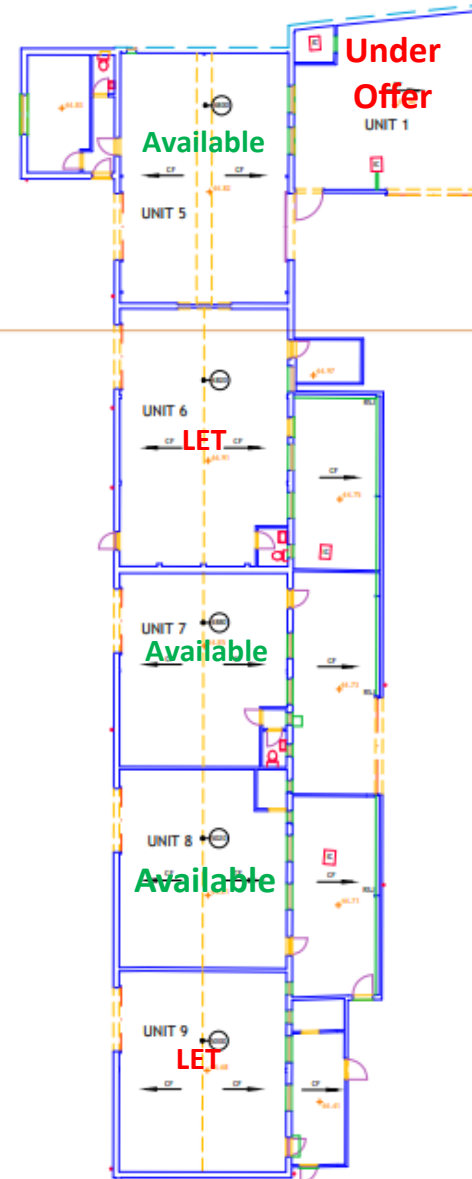
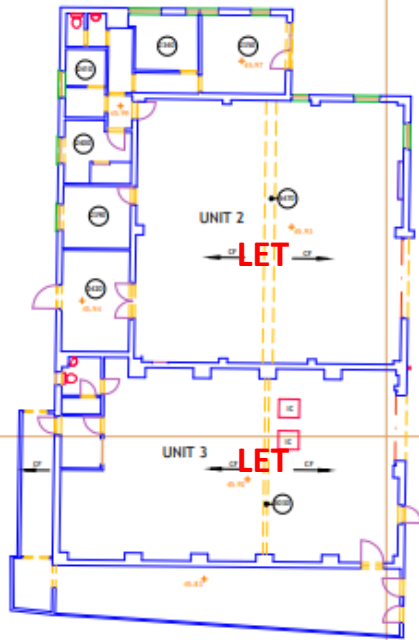
Each party to bear their own legal costs.

## Viewing

Strictly by prior appointment:

James Wright

E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

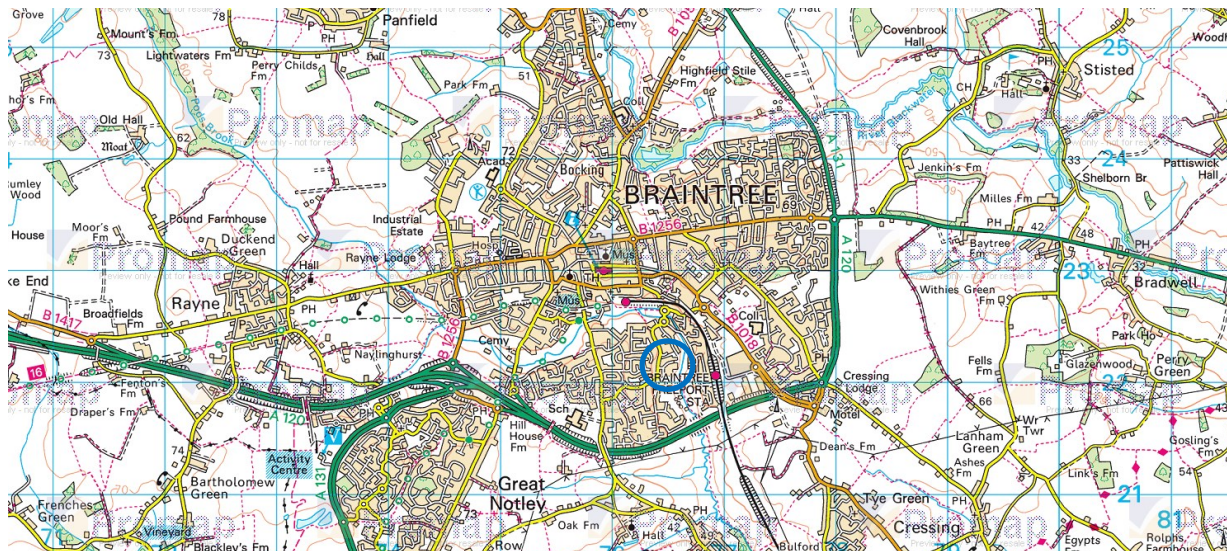


Indicative Plan Only

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