

## FOR SALE / TO LET

New Industrial/Warehouse Units

Available from  
7,707 - 59,987 sq ft

- Located on an established industrial estate
- Close proximity to the A120 providing fast access to the M11
- Available from November 2019



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

# Bradbury Park

## Location

Bradbury Park is situated on the well-established Springwood Industrial Estate in Braintree. The Park is connected to the A120 within one mile via Pod's Brook Road and is accessed on Bradbury Drive.

Braintree town centre is located approximately one mile to the south east of Bradbury Park and is in close proximity to local amenities including Tesco and Lidl superstores. Braintree has strong rail links to London Liverpool Street, with a journey time of approximately one hour.

## Description

New warehouse / industrial units ranging from 7,707 sq ft to 59,987 sq ft (approx.).

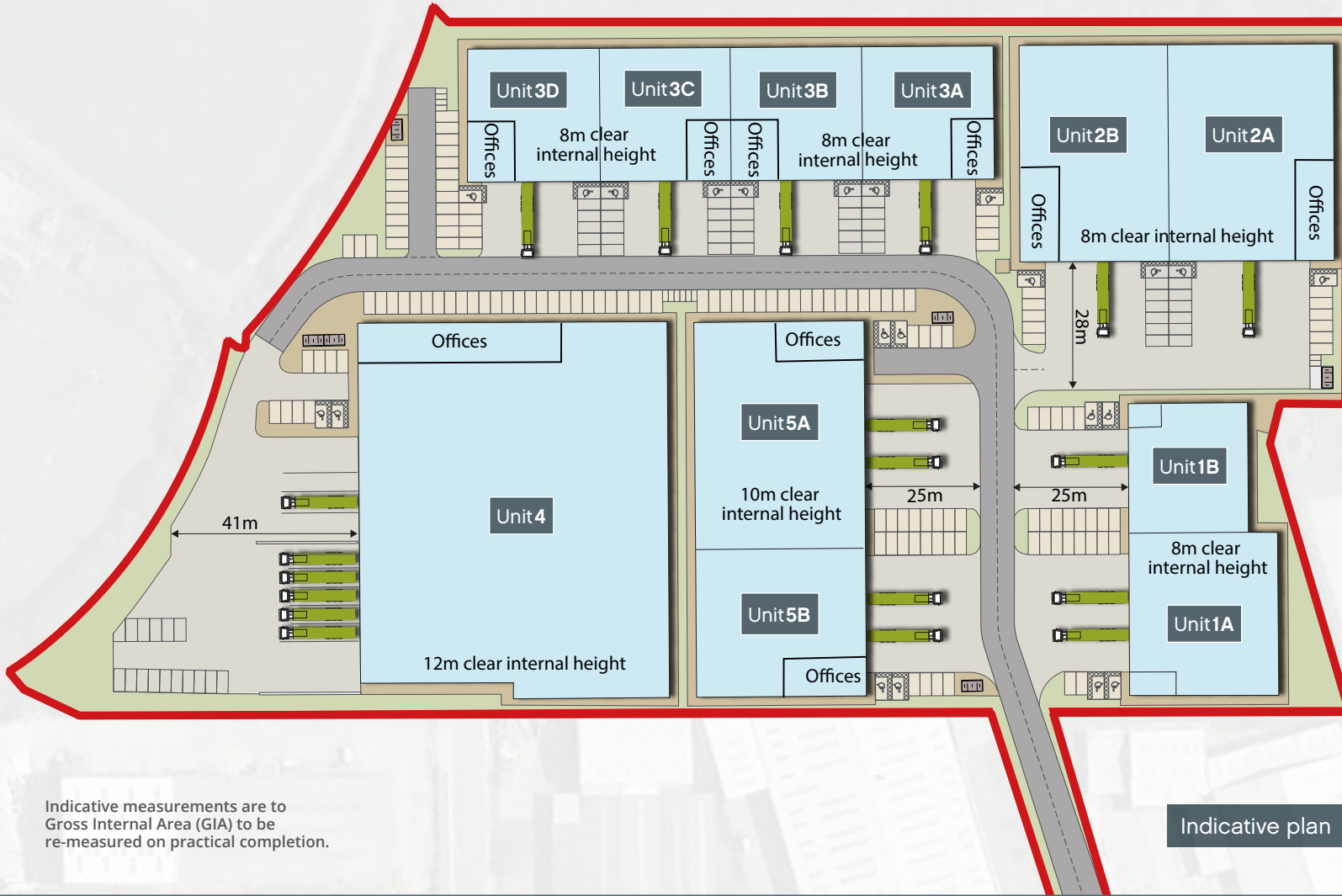
The units will be built to an institutional specification with the following salient features;

- Clear internal height ranging from 8-12m
- All units benefit from ground level loading
- Unit 4 also benefits from dock level loading
- Good sized yards
- Car parking provisions
- 24/7 hour operations
- B1/B2/B8 use



CGI INDICATIVE IMAGE

## Schedule of Accommodation



Indicative measurements are to Gross Internal Area (GIA) to be re-measured on practical completion.

Unit		sq ft	sq m
1A	Warehouse	11,722	1,089
	Offices	904	84
	<b>Total</b>	<b>12,626</b>	<b>1,173</b>
1B	Warehouse	6,889	640
	Offices	818	76
<b>Total</b>	<b>7,707</b>	<b>716</b>	
2A	Warehouse	15,522	1,442
	Offices	2,314	215
	<b>Total</b>	<b>17,836</b>	<b>1,657</b>
2B	Warehouse	17,255	1,603
	Offices	2,314	215
	<b>Total</b>	<b>19,569</b>	<b>1,818</b>
3A	Warehouse	8,255	767
	Offices	1,410	131
	<b>Total</b>	<b>9,665</b>	<b>898</b>
3B	Warehouse	8,180	760
	Offices	1,410	131
	<b>Total</b>	<b>9,590</b>	<b>891</b>
3C	Warehouse	8,180	760
	Offices	1,410	131
	<b>Total</b>	<b>9,590</b>	<b>891</b>
3D	Warehouse	8,255	767
	Offices	1,410	131
	<b>Total</b>	<b>9,665</b>	<b>898</b>
4	Warehouse	55,800	5,184
	Offices	4,187	389
	<b>Total</b>	<b>59,987</b>	<b>5,573</b>
5A	Warehouse	18,234	1,694
	Offices	1,851	172
	<b>Total</b>	<b>20,085</b>	<b>1,866</b>
5B	Warehouse	12,217	1,135
	Offices	1,851	172
	<b>Total</b>	<b>14,068</b>	<b>1,307</b>

Cambridge/Midlands



**Bradbury Park, Bradbury Drive  
Springwood Industrial Estate  
Braintree, Essex, CM7 2ET**

## Drive times

	Distance	Time
Braintree Town Centre	0.7 miles	5 mins
J8/M11	16.5 miles	16 mins
Bishop's Stortford	17.9 miles	31 mins
Stansted	18.1 miles	32 mins
Chelmsford	12.7 miles	35 mins
Colchester	19.4 miles	48 mins
Felixstowe	45.5 miles	1 hr 28 mins
London	50.8 miles	2 hrs 6 mins

Source: [freightjourneyplanner.co.uk](http://freightjourneyplanner.co.uk)

## EPC

Target 'A' EPC rating.

## Rating

All enquiries regarding rates should be made to the Local Authority.

## Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Contact

For more information on the facility please contact:

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