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

NEW INDUSTRIAL WAREHOUSE UNITS TO LET

From 7,300 sq ft to 37,000 sq ft (approximately)



- Located on an established industrial estate
- Close proximity to the A120, providing fast access to the M11
- Available immediately



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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 from Bradbury Drive.

Braintree town centre is located approximately one mile to the south east of Bradbury Park and the scheme 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.

transaction

Legal Costs

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

Description

New warehouse / industrial units ranging from approx 7,342 sq ft to 37,488 sq ft.

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
- Good sized yards/aprons
- Car parking provisions
- 24/7 hour operations
- B1/B2/B8 use

EPC

EPC certificates are available upon request. All units are rated A

Business Rates

All enquiries regarding business rates should be made to the Local Authority, Braintree District Council.



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Schedule of Accommodation

Unit sq ft

1A Let

1B Let

2A Warehouse 17,297

Offices 2,318 **Total 19,615**

2B Warehouse 15,555

Offices 2,318

Total 17,873

3A Warehouse 8.245

Offices 1,421

Total 9,666

3B Warehouse 8,245

Offices 1,421

Total 9,666

3C Warehouse 8.244

Offices 1.421

Total 9,665

3D Warehouse 8,244

Offices 1,421

Total 9,665

4 Let

5A Let

5B Warehouse 12,254

Offices 1,813

Total 14,067



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sq m

1,131

1,131

682

682

1,607

1,822

1,445

215

1.818

766

132

898

766

132

898

766

132

898

766

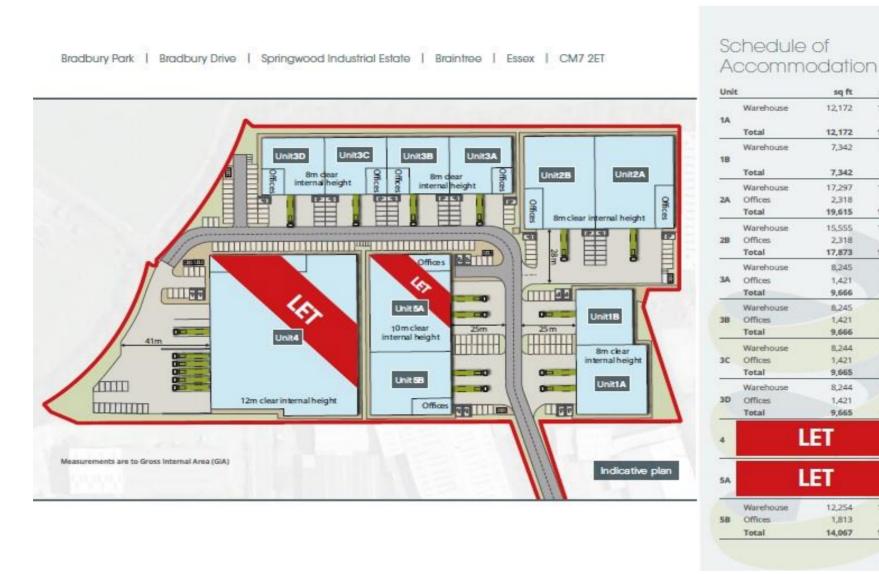
132

898

1,138

169

215



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