

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

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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.

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.

Legal Costs

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



Schedule of Accommodation

Unit sq ft

1A	Let	3C	Warehouse 8,244 Offices 1,421 Total 9,665
1B	Let		
2A	Warehouse 17,297 Offices 2,318 Total 19,615	3D	Warehouse 8,244 Offices 1,421 Total 9,665
2B	Warehouse 15,555 Offices 2,318 Total 17,873	4	Let
3A	Warehouse 8,245 Offices 1,421 Total 9,666	5A	Let
3B	Warehouse 8,245 Offices 1,421 Total 9,666	5B	Warehouse 12,254 Offices 1,813 Total 14,067

Unit		sq ft	sq m
1A	Warehouse	12,172	1,131
	Total	12,172	1,131
1B	Warehouse	7,342	682
	Total	7,342	682
2A	Warehouse	17,297	1,607
	Offices	2,318	215
	Total	19,615	1,822
2B	Warehouse	15,555	1,445
	Offices	2,318	215
	Total	17,873	1,818
3A	Warehouse	8,245	766
	Offices	1,421	132
	Total	9,666	898
3B	Warehouse	8,245	766
	Offices	1,421	132
	Total	9,666	898
3C	Warehouse	8,244	766
	Offices	1,421	132
	Total	9,665	898
3D	Warehouse	8,244	766
	Offices	1,421	132
	Total	9,665	898
4	LET		
5A	LET		
5B	Warehouse	12,254	1,138
	Offices	1,813	169
	Total	14,067	1,307

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