







## Industrial unit | **TO LET & FOR SALE**

10,893 sq ft | 1,011.9 sq m (approx.)

Unit 13 Kestrel Park, Finch Drive, Springwood Industrial Estate, Braintree, Essex CM7 2SF

-  Located on an established industrial estate
-  Close proximity to the A120, providing fast access to the M11 & A12
-  Good parking provisions
-  Available via a new lease on terms to be agreed

**Coke Gearing**

CHARTERED SURVEYORS

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## Location

Unit 13 is located on Kestrel Park, just off Finch Drive within the well-established Springwood Industrial Estate. Braintree benefits from excellent road links. The A120 provides direct access to junction 8 of the M11 leading to Cambridge and London. The A131 connects with the A12, J15 which leads north to Colchester / Ipswich and South to London and further roads links.

## Description

The property sits on a self-contained plot, the unit itself is constructed of steel portal frame with brick and block walls. The site allows for a small hardstand area, providing good parking provisions and good loading / unloading provisions.

The unit is currently fit out with separate work areas, the unit can be fully stripped and returned to its original base build to suit an occupier's requirements. The building is accessed via a pedestrian door which leads into a small reception area. This leads through to a GF kitchen area, meeting room / office space and male and female WC's. The first floor is accessed via the staircase in the reception area which opens out onto an open plan office.

The main warehouse has an eaves height of 5.3m rising to 6.8m. Vehicular access to the warehouse is through a roller shutter door which measures 3.2m wide and 4.7m high. Pedestrian access is through a separate door and also through the GF office area. The unit also benefits from 3 phase power & gas connection. LED lighting will be installed.

## Accommodation

GIA approx. 10,893 sq ft (1011.9 sq m)

## Rent

£136,000 per annum

## Price

£1,850,000

## Insurance & Service Charge

£4,500 per annum / £8,768 per annum



## Business Rates

The property has a rateable value of £39,250, equating to rates payable of circa £19,585.75 per annum, assuming a UBR of 49.9p.

## Services

We understand that mains electricity, gas, water, fast speed fibre and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Legal Costs

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

## Terms

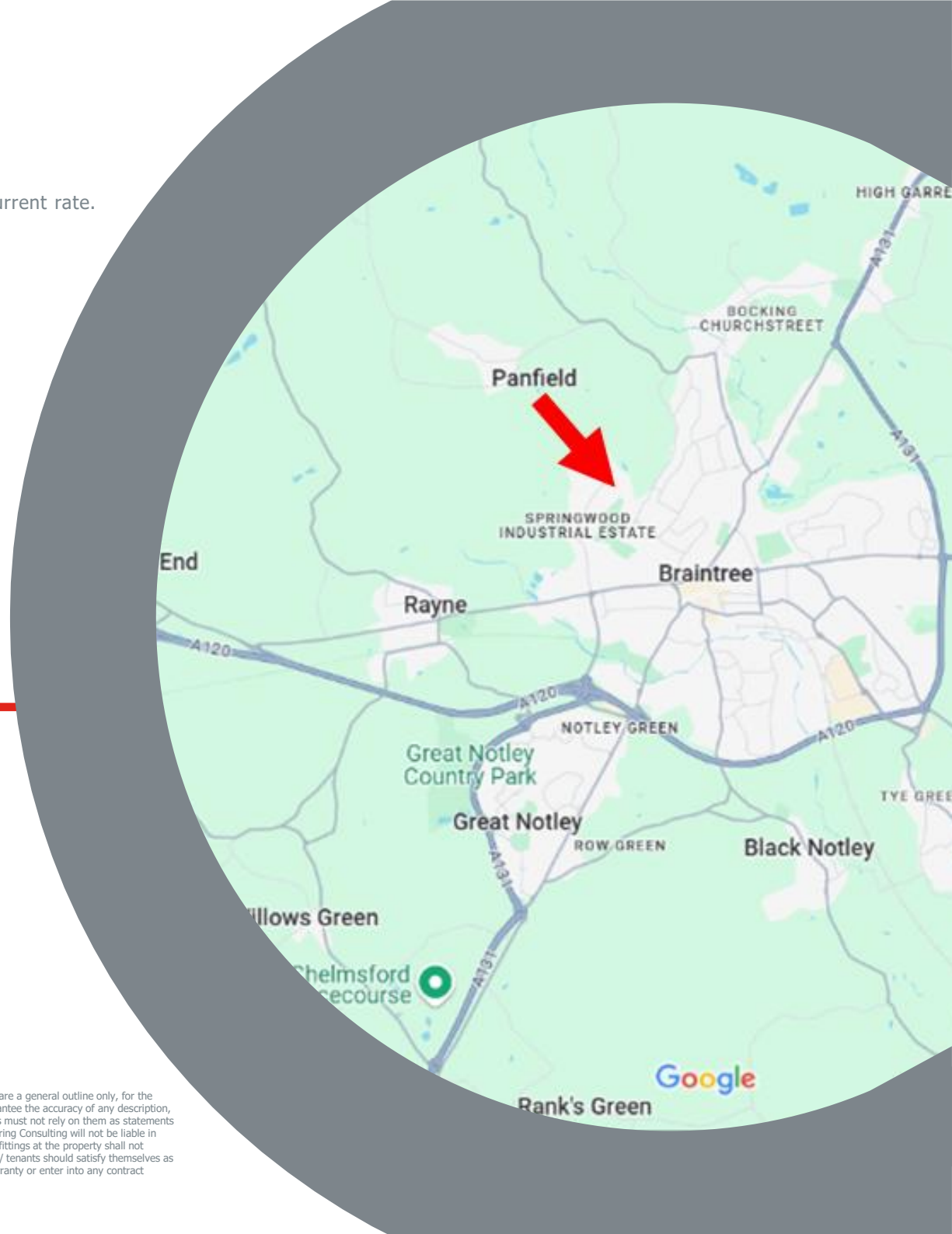
The property is available by way of a new lease on terms to be agreed

## EPC

C - 75.

## VAT

VAT chargeable at the current rate.



## Viewings

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