



TO LET - Available as a Whole or Individually

3 x Industrial/Warehouse Units with Offices and Parking

**Units 14, 16, & 18 Springwood Drive, Braintree,
Essex, CM7 2YN**

QUOTING RENT

Upon Application

AVAILABLE AREA [GIA]

**1,503 - 4,509 sq. ft.
[139.62 - 418.86 sq. m.]**

IN BRIEF

- » Available as a Whole or as Individual Units
- » Prominent Position on Springwood Industrial Estate
- » Well Presented Office Accommodation
- » Close Proximity to the A120 and M11/Stansted Airport

LOCATION

The property is situated on Springwood Drive, the main arterial route through the established Springwood Industrial Estate. The units benefit from excellent road communications, with the A120 located approximately 0.7 miles to the south, providing direct access to Stansted Airport and the M11 to the east.

Braintree Railway Station is located approximately 1.2 miles from the property and offers regular services to London Liverpool Street with a journey time of approximately one hour.

DESCRIPTION

The property comprises three mid-terrace industrial/warehouse units of steel portal frame construction, available either individually or combined to suit occupier requirements.

Units 14 and 18 are currently utilised for storage and benefit from WC and kitchenette facilities, together with roller shutter loading doors measuring approximately 2.75 metres wide by 3.60 metres high.

Unit 16 (the central unit) is currently fitted out to provide high-quality office accommodation, benefiting from suspended ceilings with inset LED lighting, air conditioning, male and female WC facilities, and a tea point.

Externally, the properties benefits from a loading area and allocated car parking.

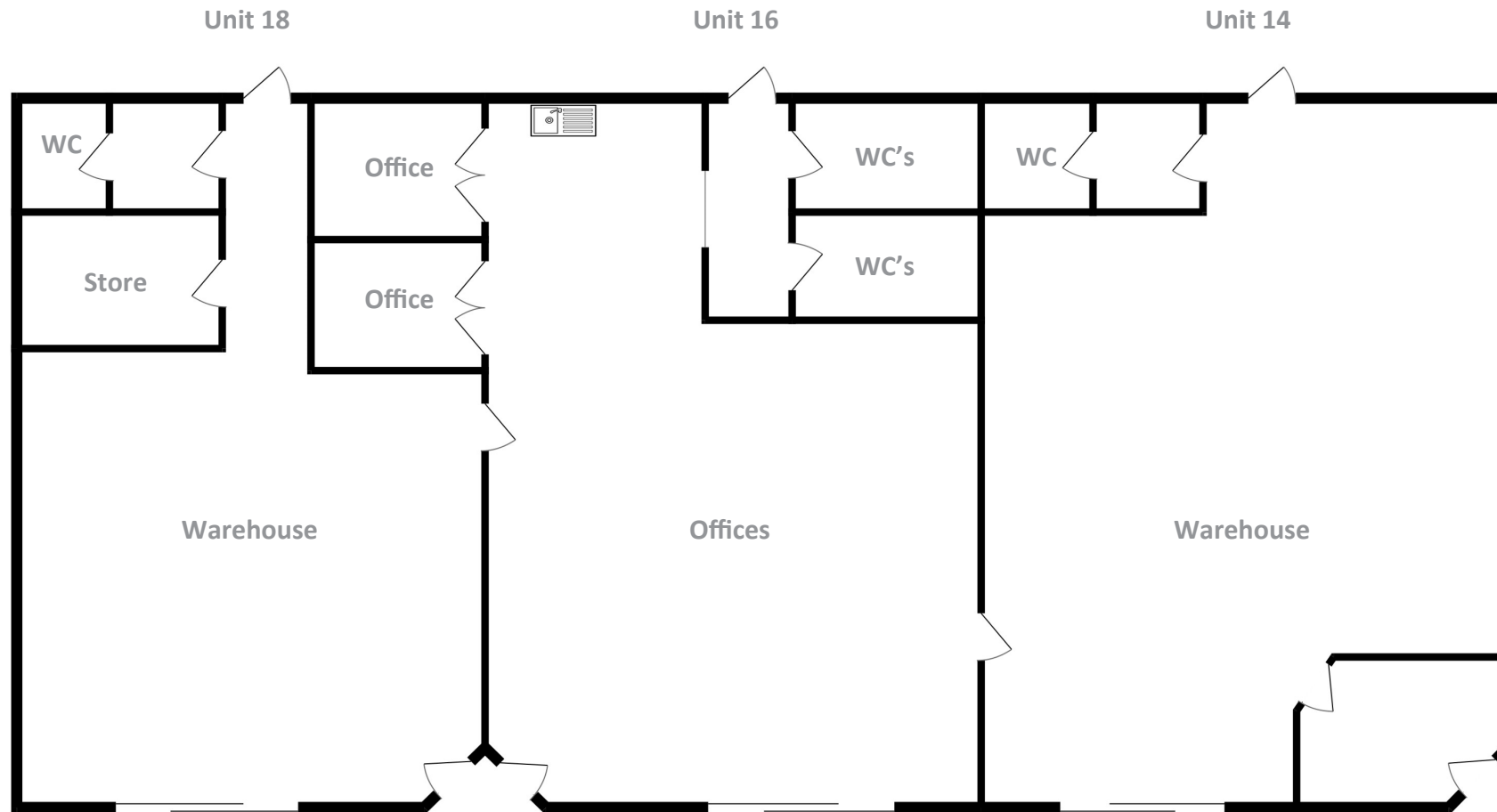
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 14: 1,503 sq. ft [139.62 sq. m]
- » Unit 16: 1,503 sq. ft [139.62 sq. m]
- » Unit 18: 1,503 sq. ft [139.62 sq. m]
- » Total: 4,509 sq. ft [418.86 sq. m]



Indicative Plan Only - Not to Scale



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

We understand the property is connected to mains water, drainage, and electricity. 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

An energy performance certificate has been commissioned.

BUSINESS RATES

We are advised that Units 14 - 18 are entered in the Valuation Office Agency Rating List for 2026 under a single assessment with a Rateable Value of £38,250, giving rise to an approximate annual rates liability of £16,524 for the 2026/27 financial year. Should the units be let individually, they will be assessed separately and may qualify for Small Business Rates Relief and/or exemption, subject to eligibility. Interested parties are advised to make their own enquiries with the local rating authority.

LOCAL AUTHORITY

Braintree District Council
T. 01376 552525

SERVICE CHARGE

We are advised by our client there is a service charge provision within the lease. Further details are available upon request.

TERMS

Units 14, 16 & 18 are available to let as a whole or in individually on a new lease for a term of years to be agreed.

RENT

Upon Application.

VAT

We understand VAT will not be applicable to the rent.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.



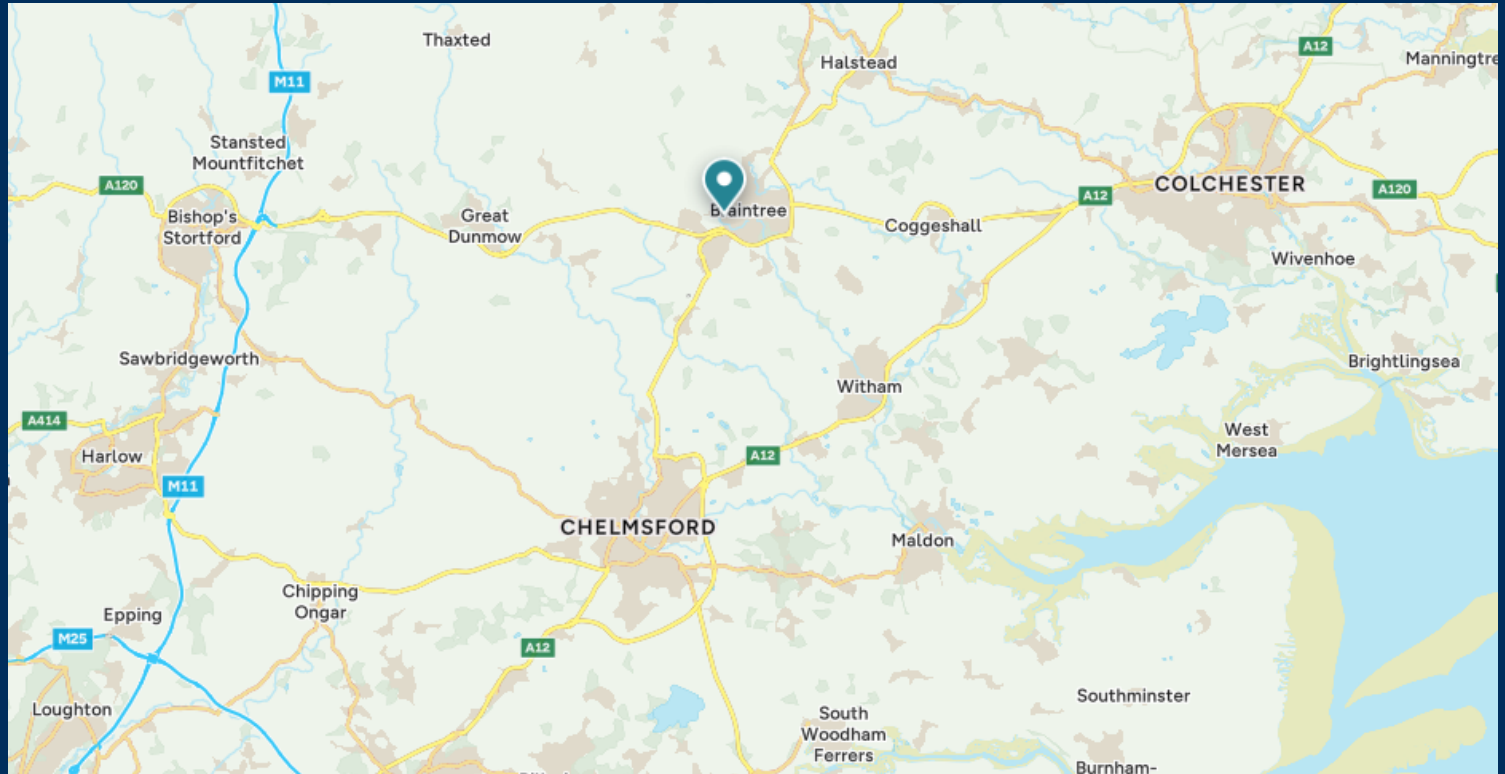
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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Particulars created May 2026

