



BRADBURY PARK

INDUSTRIAL ESTATE



Industrial/Warehouse Unit

TO LET

Unit 3D – 9,666 sq ft (898 sq m)

www.bradburypark.co.uk



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

LOCATION

Bradbury Park Industrial Estate is situated on the well-established Springwood Industrial Estate in Braintree, Essex. The Estate is within one mile of the A120 dual carriageway, accessed via Bradbury Drive, close to the junction with Pod's Brook Road. Major local occupiers include Foxway, Shadbolt, Barlow Tyrie, Euro Car Parts, Greenshields JCB, Delamode, Weston Logistics and the NHS.

Bradbury Park Industrial Estate is located to the west of Braintree town centre and Braintree Freeport and is in close proximity to local retailers, services and leisure amenities, including Tesco, Lidl and B&M stores, Braintree Community Hospital and Bannatyne Health Club. Braintree has good rail links to London Liverpool Street, with a journey time of approximately one hour. Stansted Airport is approximately 15 miles to the west, accessible via the A120.

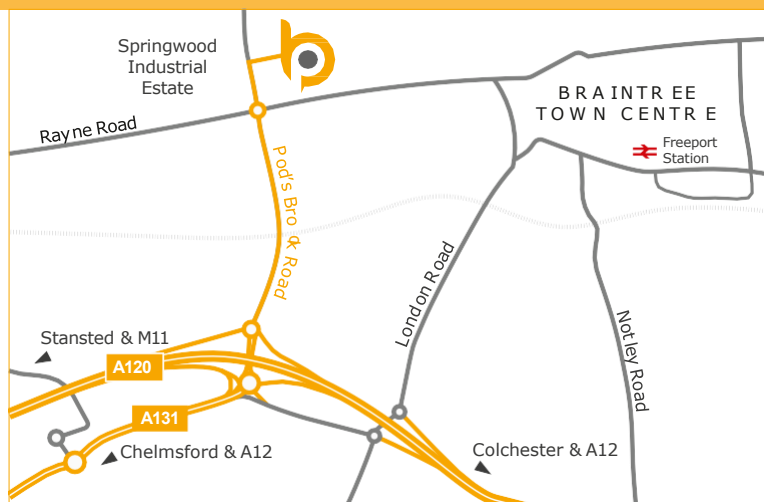
DESCRIPTION

Unit 3D has been completed to institutional specification with the following salient features:

- BREEAM Excellent
- Clear internal height 8m
- Ground level loading
- Floor loading 50 kN/m²
- Three phase power 35 kVA
- EPC Rating of A-20
- Yard depth 15m
- Yard space & forecourt parking
- Fitted first floor office
- 24/7 operational hours
- B1/B2/B8 & Class E usage

ACCOMMODATION

First floor - Office	1,060 sq ft	98.5 sq m
Ground floor - Office	361 sq ft	33.5 sq m
Ground floor - Warehouse	8,245 sq ft	766.0 sq m
Total	9,666 sq ft	898.0 sq m



DRIVE TIMES

	MILES	TIME
Braintree Town Centre	0.7 miles	5 mins
Stansted Airport	14.8 miles	18 mins
J8 M11	16.8 miles	21 mins
Bishop's Stortford	21.1 miles	21 mins
Chelmsford	12.2 miles	21 mins
Colchester/A12 J25	18.5 miles	28 mins
Felixstowe Port	45.5 miles	58 mins
Central London	52.6 miles	1hr 12 mins

TERMS

Available on new institutional FRI terms.

RENT

Upon application.

EPC

EPC rating of A-20.

LEGAL COSTS

Each party to bear their own.



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Asset Manager

Caissoni

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct as at December 2025, their accuracy cannot be guaranteed and they are expressly excluded from any contract.