

**TO LET**

**Industrial/Warehouse with Secure Gated Yard**

Unit 1 & Rear Yard, Harrison Drive, Braintree,  
Essex, CM7 1DE

**QUOTING RENT**

**£16,950 Per Annum Exclusive**

**AVAILABLE AREA [GIA]**

**716 sq. ft. Plus Secure Yard**  
[66.51 sq. m.]

## IN BRIEF

- » Secure Gated Yard
- » Exempt from Business Rates Subject to Individual Circumstances
- » Close Proximity to the A120 and M11/Stansted Airport
- » Three Phase Power

## LOCATION

Harrison Drive is located approximately 0.5 miles to the south of Braintree town centre and approximately 1.5 miles from the A120 dual carriageway which provides convenient access to the M11 and Stansted Airport to the east.

Braintree railway station is located approximately 0.8 miles from the property and offers regular services to London Liverpool Street with a journey time of approximately 1 hour.

## DESCRIPTION

The property comprises an industrial/warehouse unit situated in a private, secluded position to the rear of Harrison Drive. The unit benefits from exclusive use of a concrete-surfaced yard extending south from the building to the access road, providing excellent external storage space. The yard is particularly well suited for vehicle storage or related operational uses. The unit benefits from a roller shutter loading door for easy access, together with WC facility.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 1: 716 sq ft [66.51 sq m]

## SERVICES

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



A120



## BUSINESS RATES

We are advised that the premises have a rateable value of £9,000. Therefore estimated annual rates payable of approximately £3,888 (2026/27).

The property may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

D - 97

## 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

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£16,950 per annum exclusive.

## VAT

We understand VAT will 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 tenants identity prior to the instruction of solicitors.



VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

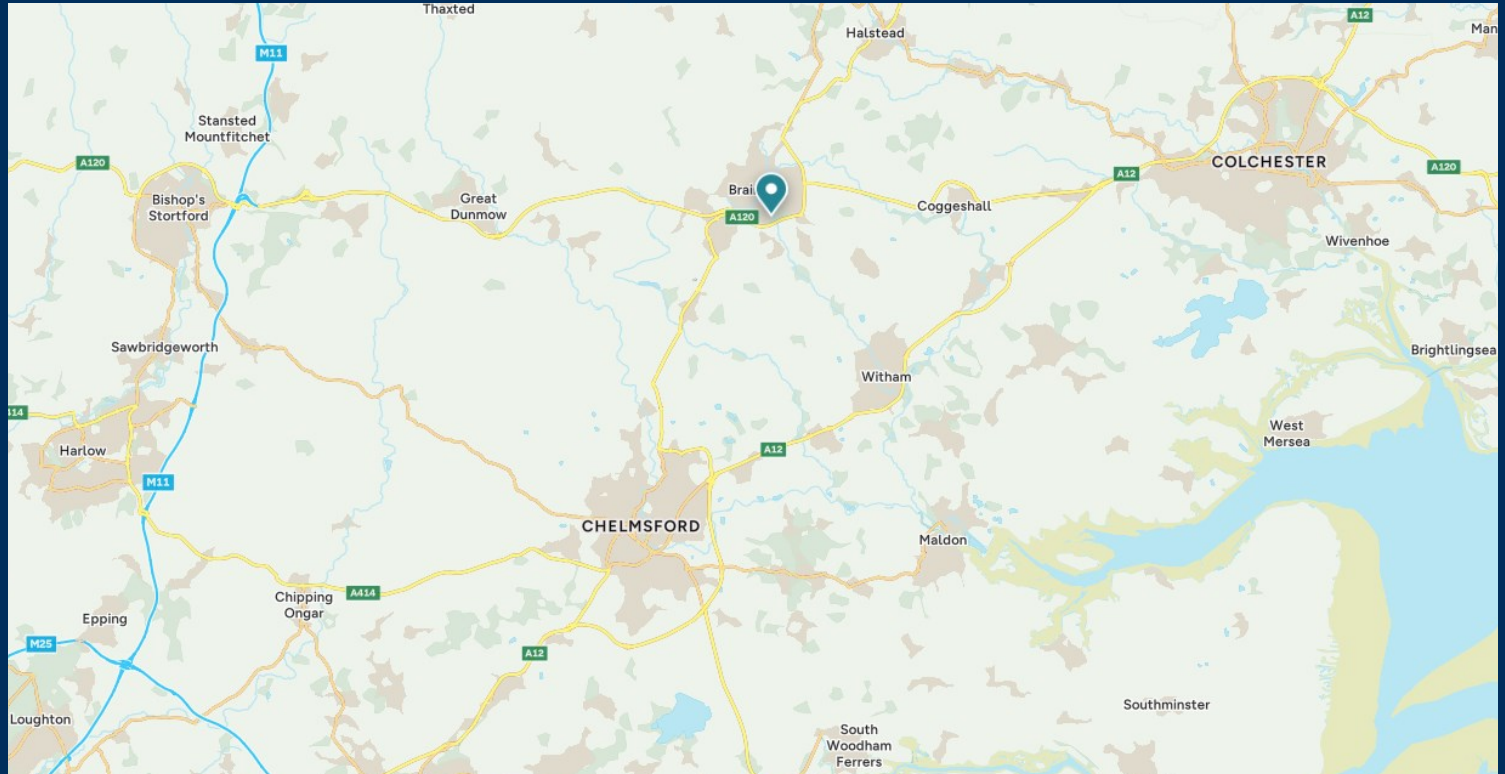
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