



## Industrial unit | **TO LET**

**2,364 sq ft | 219.6 sq m (approx.)**

Unit 1 Kestrel Park, Finch Drive, Springwood Industrial Estate, Braintree, Essex CM7 2SF

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

**Coke Gearing**

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## Location

Unit 1 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 forms part of a courtyard of similar units. Unit 1 itself is an end of terrace unit, constructed of steel portal frame with brick and block walls. The site allows for a small hardstanding area, providing good parking provisions and good loading / unloading provisions; the yard extends approx. 13.5 m.

Access is via a pedestrian door which leads into the main office area. The unit has a small ground floor office, together with WC and kitchenette provisions. There are pre-installed windows at first floor level if a tenant wishes to increase the office size.

The main warehouse has an eaves height of 5.1 m rising to 6.6 m. Vehicular access to the warehouse is through a roller shutter door which measures 3.2 m wide and 4.7 m high. Pedestrian access is through the ground floor office area. The unit also benefits from 3 phase power and LED lighting.

## Accommodation

Warehouse 1,948 sq ft (180.9 sq m)

Office 415.9 sq ft (38.7 sq m)

## Rent

£32,000 per annum

## Insurance & Service Charge

£898.90 per annum / £1,671.88 per annum



## Business Rates

The property has a rateable value of £18,000, equating to rates payable of circa £8,982 per annum, assuming a UBR of 49.9p.

## Services

We understand that mains electricity, water 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

B - 45.

## VAT

VAT chargeable at the current rate.

## Viewings

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