



# Industrial unit | **TO LET**

52,067 sq ft | 4,836 sq m

Unit 3 Hyperion, Curie Drive, Great Notley, Braintree, Essex CM77 7AZ

- CG** Located on a new and expanding business park
- CG** Close proximity to the A120, providing fast access to the M11 & A12
- CG** Excellent parking provisions
- CG** Available via by way of a sublease – contact agent for further details

**Coke Gearing**

CHARTERED SURVEYORS

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## Location

Hyperion is located on the Horizon 120 Business Innovation & Logistics Park, constructed in 2022. It is strategically situated on the southwest side of Braintree allowing for service of Greater London, Essex, Herts and East Anglia via excellent road connections (A120, A131 / A130, A12, M11).

## Specification

The specification of the building is as follows:

- Attractive parapet roofs with non-visible solar / PV panels
- Siphonic rainwater system
- 12 m clear internal eaves height
- 50KN/m2 floor loadings
- Surface loading (5 m high x 4 m wide doors)
- Dock level loading (3 m high x 3 m wide doors)
- Fully fitted offices with raised access floors & air conditioning
- 400 kVa power supply
- Fully fenced and gated plot
- Landscaped areas
- 31 car parking spaces + additional in yard
- 40m yard depth

## Accommodation – GEA (approx.)

Ground Floor	46,163 sq ft	(4,288 sq m)
First Floor Offices	5,904 sq ft	(548 sq m)
<b>Total</b>	<b>52,067 sq ft</b>	<b>(4,836 sq m)</b>

## Rent

£668,876 per annum

## Insurance & Service Charge

Indicative £5,332.51 per annum



## Business Rates

The property has a rateable value of £462,500, equating to rates payable of circa £252,525 per annum, assuming a UBR of 54.6p.

## Services

We understand that mains electricity, water, telephone / data services and drainage are connected to the property; No gas. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Terms

The property is available by way of either an assignment or sublease. The headlease expires in September 2033 with a tenant break clause and rent review in September 2028. Contact agents for further details.

## Viewings

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# Coke Gearing

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## Legal Costs

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

## VAT

VAT chargeable at the current rate.

## EPC

Rating A - 12.





