

**TO LET**

**Industrial/Warehouse Unit**

9,666 sq ft (898 sq m)

HIGHLY SPECIFIED FLEXIBLE UNIT AVAILABLE FOR IMMEDIATE OCCUPATION

BREEAM EXCELLENT · A120 IN CLOSE PROXIMITY



**BRADBURY PARK**

INDUSTRIAL ESTATE

**ONLY  
ONE UNIT  
AVAILABLE**

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

[www.bradburypark.co.uk](http://www.bradburypark.co.uk)







8m to 10m  
eaves height across  
the available units



Floor  
loading  
50 kN/m<sup>2</sup>



Power capacity up to  
75 kVA



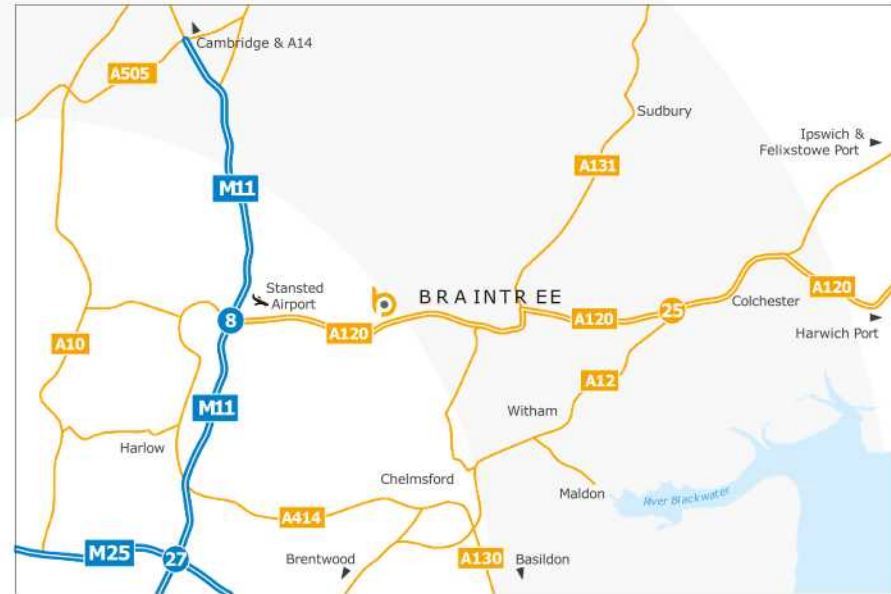
Internal photography of Unit 3B.



## 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.

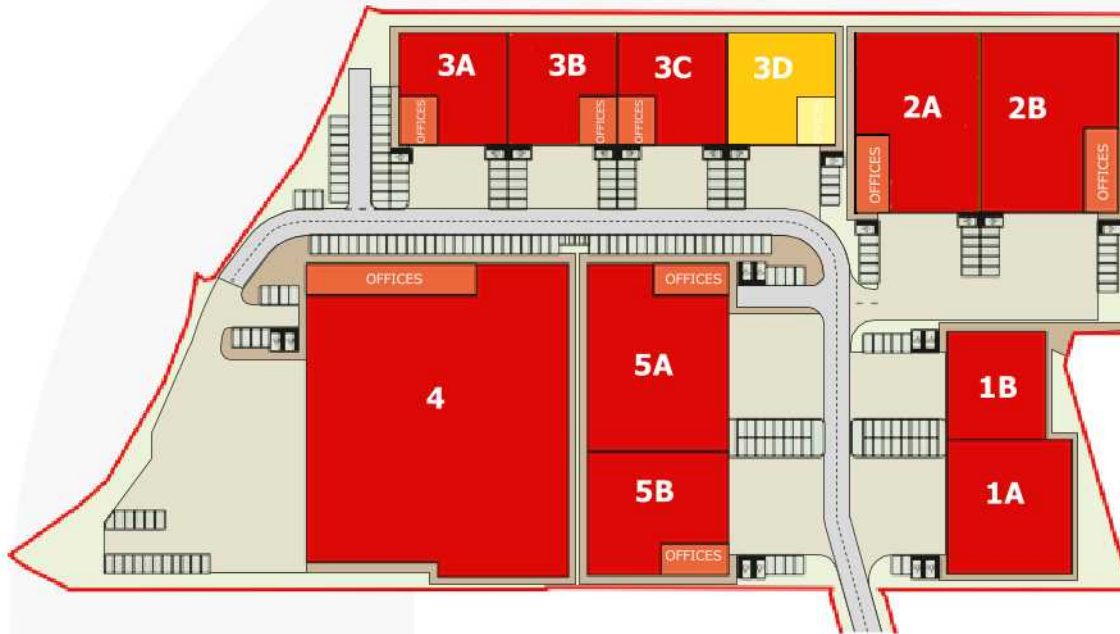
Bradbury Park Industrial Estate is located to the west of Braintree town centre and Braintree Freeport and is in close proximity to local retailers, services and leisure amenities, including: Tesco, Lidl and B&M stores, Braintree Community Hospital and Bannatyne Health Club. Braintree has good rail links 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.



## DRIVE TIMES

	DISTANCE	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

Source: [freightjourneyplanner.co.uk](http://freightjourneyplanner.co.uk), lorry travel times



### ACCOMMODATION

UNIT	TENANT	SQ FT	SQ M
1A	<b>LET to SMART</b>		
1B	<b>LET to Triconnex</b>		
2A	<b>LET to ACS Aviation</b>		
2B	<b>LET to SMART</b>		
3A	<b>LET to Skyships</b>		
3B	<b>LET to Kemtron</b>		
3C	<b>LET to Kemtron</b>		
3D	Available	9,666	898
4	<b>LET to Foxway</b>		
5A	<b>LET to WheelPros</b>		
5B	<b>LET to Arthur Branwell</b>		

Measurements are to Gross Internal Area (GIA)

### DESCRIPTION

A development of 11 units with only one unit (3D) available, at 9,666 sq ft.

The unit has been completed to institutional specification with the following salient features:

- BREEAM Excellent
- Clear internal height 8m
- All units benefit from ground level loading
- Floor loading 50 kN/m<sup>2</sup>
- Three phase power from 35-75 kVA
- EPC Ratings of A-20
- Yard depth up to 28m
- Yard space & forecourt parking to all units
- Ability to combine units
- Fitted first floor offices to majority of units
- 24/7 operational hours
- B1/B2/B8 & Class E usage



## TERMS

Units are immediately available on new institutional FRI terms. Further details upon application.

## RENT

Upon application.

## EPC

All units have an EPC rating of A-20.

## LEGAL COSTS

Each party to bear their own.

## FURTHER INFORMATION

For further information please contact the joint agents.



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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.