

TO LET

New Build Industrial/Warehouse Units

9,665 – 17,872 sq ft (897 – 1,660 sq m)

**BRAND NEW, HIGHLY SPECIFIED FLEXIBLE UNITS AVAILABLE FOR IMMEDIATE OCCUPATION
BREEAM EXCELLENT · A120 IN CLOSE PROXIMITY**

**FINAL UNITS
REMAINING WITH
c.60% NOW LET**



BRADBURY PARK
INDUSTRIAL ESTATE

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

www.bradburypark.co.uk



ROYD

2A

RapidResponse
MEDICAL GROUP

UNDER OFFER

3B

LET

TRICONNEX

ROYD

WHEEL PROS

LET

GLOBAL
RESALE



8m to 10m
eaves height across
the available units



Floor
loading
50 kN/m²



Power capacity up to
75 kVA



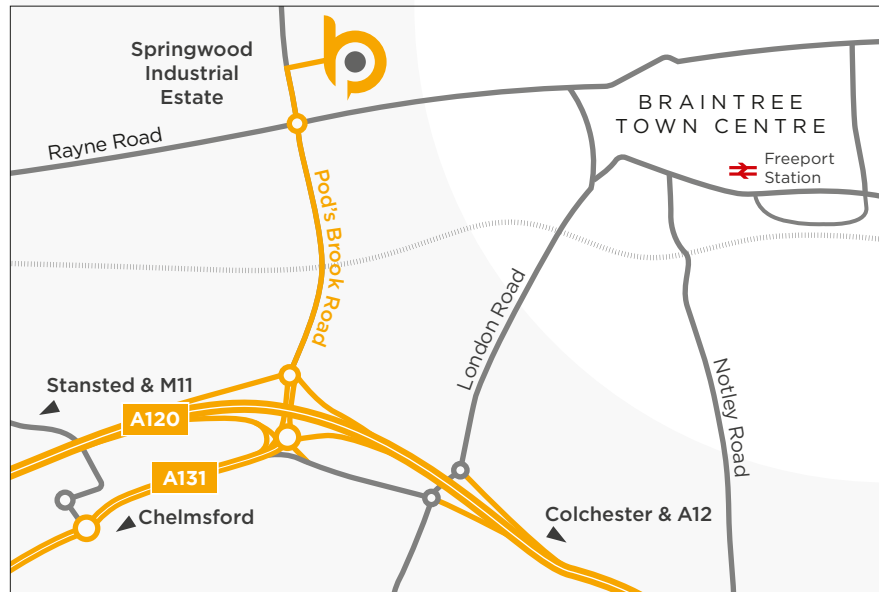
Internal photography of Unit 3B.



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: Global Resale, 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 | 1 hr 12 mins |

Source: freightjourneyplanner.co.uk, lorry travel times



DESCRIPTION

Eleven new warehouse/industrial units ranging from 9,665 sq ft to a maximum combined size of 38,662 sq ft.

The units have been completed to institutional specification with the following salient features:

- BREEAM Excellent
- Clear internal height ranging from 8-10m
- All units benefit from ground level loading
- Floor loading 50 kN/m²
- 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



ACCOMMODATION

| UNIT | TENANT | SQ FT | SQ M |
|------|------------------------------|--------|-------|
| 1A | LET to Royd | | |
| 1B | LET to Triconnex | | |
| 2A | Available | 17,872 | 1,660 |
| 2B | LET to Royd | | |
| 3A | LET | | |
| 3B | Available | 9,665 | 897 |
| 3C | UNDER OFFER | | |
| 3D | LET to Rapid Response | | |
| 4 | LET to Global Resale | | |
| 5A | LET to WheelPros | | |
| 5B | LET | | |

Measurements are to Gross Internal Area (GIA)



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.



Coke Gearing
consulting
Chartered Surveyors
01279 758758
www.cokegearing.co.uk

PAUL FITCH
07771 607 585
paul@cokegearing.co.uk

 **BNP PARIBAS**
REAL ESTATE
020 7338 4109
realestate.bnpparibas.co.uk

JAMES COGGLE
07469 403 283
james.coggle@realestate.bnpparibas

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

TIM COLLINS
07720 806 194
tim.collins@kemsley.com

Asset Manager
CAISSON
INVESTMENT MANAGEMENT

www.bradburypark.co.uk

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Hollister HD2428 06/22.