

**FOR SALE - PART LET INVESTMENT OPPORTUNITY**

Three Industrial/Warehouse Units on Established Industrial Estate

4, 5 & 6 Springwood Court, Springwood Industrial Estate, Braintree, Essex, CM7 2GB

**GUIDE PRICE**

£350,000 - £1,125,000 (No VAT)

**GROSS INTERNAL AREA**

2,440 - 7,320 sq. ft  
[226.77 - 680.31 sq. m]

## IN BRIEF

- » Available as a Whole or Individual Units
- » Two Units Currently Let
- » Prominent Position on Established Industrial Estate
- » Convenient Access to the A120 / Stansted / M11

## LOCATION

Springwood Court is prominently situated at the entrance of Springwood Industrial Estate which is Braintree's primary industrial area. The A120 dual carriageway is located 0.7 miles to the south which provides direct access to Stansted Airport and the M11 to the east. Braintree Railway Station is located approximately 1.2 miles away and provides a frequent service to London Liverpool Street with a journey time of approximately 1 hour.

## DESCRIPTION

The properties comprise two mid terrace and one end of terrace industrial/warehouse units of steel portal frame construction with a minimum eaves height of approximately 4.00m rising to 5.25m at the apex. The properties benefit from a roller shutter access door measuring 3.60m wide x 3.75m high, three phase power and WC facilities. Externally there is a loading area and allocated car parking for each unit.

## ACCOMMODATION

The units have been measured on a Gross Internal Area basis.

- » Unit 4 2,440 sq. ft [226.77 sq. m]
- » Unit 5 2,440 sq. ft [226.77 sq. m]
- » Unit 6 2,440 sq. ft [226.77 sq. m]
- » Total: 7,320 sq. ft [680.31 sq. m]

## SERVICES

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



Unit 6



## ENERGY PERFORMANCE CERTIFICATE [EPC]

Unit 4 - E (107)

Unit 5 - B (29)

Unit 6 - D (80)

A full copy of the EPC assessments and recommendation reports are available upon request.

## PLANNING

We understand the units have an established industrial/warehouse use.

Interested parties are advised to contact the Local Authority for confirmation of their intended use.

## LOCAL AUTHORITY

Braintree District Council

T. 01376 552525

## BUSINESS RATES

**Unit 4** - We are advised that the premises have a rateable value of £20,750. Therefore estimated annual rates payable of approximately £7,926 (2026/27).

**Unit 5** - We are advised that the premises have a rateable value of £21,500. Therefore estimated annual rates payable of approximately £8,213 (2026/27).

**Unit 6** - We are advised that the premises have a rateable value of £21,500. Therefore estimated annual rates payable of approximately £8,213 (2026/27).

Interested parties are advised to contact the Local Authority for confirmation of the figures.

## SERVICE CHARGE

There is a service charge towards the upkeep of the communal areas. Further information is available upon request.



Unit 4



Unit 5

## TENURE

The properties are held freehold.

## TENANCIES

**Unit 4** is let for a Term of 3 years from 21 June 2025 at a passing rent of £29,500 per annum. The lease is excluded from the Landlord and Tenant Act and is subject to a Photographic Schedule of Condition.

**Unit 5** is let for a Term of 7 years from 22nd September 2025 at a passing rent of £25,950 per annum. There is an Open Market Rent Review on the 22nd September 2029 and a Tenant only break on the 22nd September 2030. The lease is excluded from the Landlord and Tenant Act.

**Unit 6** is vacant.

A copy of the Leases are available upon request.

## GUIDE PRICE

Unit 4 - £375,000 (Three Hundred and Seventy Five Thousand Pounds).

Unit 5 - £350,000 (Three Hundred and Fifty Thousand Pounds).

Unit 6 - £400,000 (Four Hundred Thousand Pounds).

## VAT

We understand VAT is not applicable.

## 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 purchaser's identity prior to the instruction of solicitors.

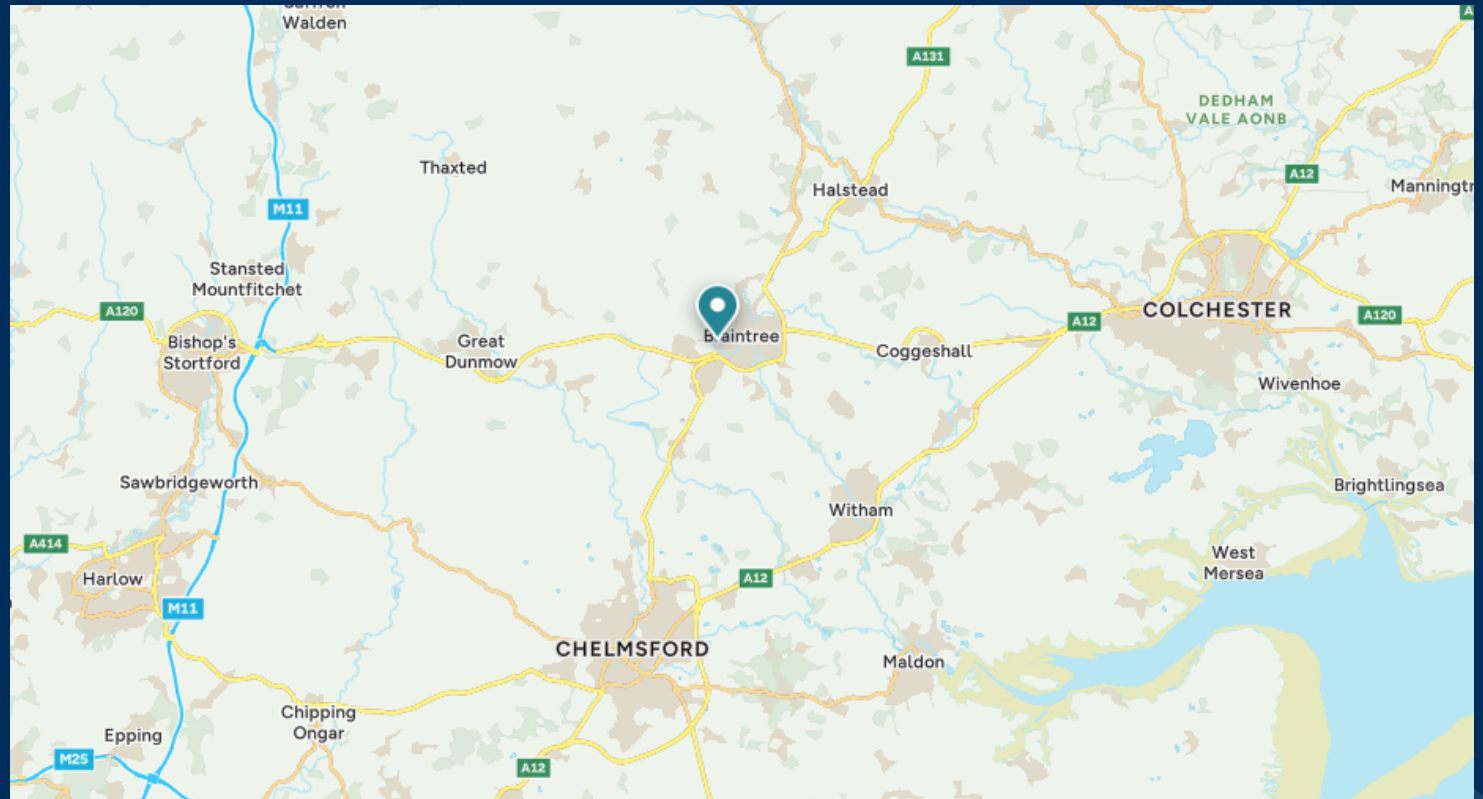


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Particulars created June 2026

**Fenn Wright**

