



**FOR SALE - AVAILABLE AS A WHOLE OR INDIVIDUAL UNITS**

**Industrial/Warehouse with Offices and Parking**

**Unit 2 & 3 Cooper Park, Cooper Drive, Springwood  
Industrial Estate, Braintree, Essex, CM7 2TN**

**GUIDE PRICE**

**Unit 2 - £445,000 (No VAT)**

**Unit 3 - £425,000 (No VAT)**

**AVAILABLE AREA [GIA]**

**2,539 - 5,246 sq. ft**

[235.89 - 487.44 sq. m]

## IN BRIEF

- » Rare Freehold Opportunity
- » Available September 2026
- » Established Estate in Close Proximity to the A120

## LOCATION

The property is situated on the established Springwood Industrial Estate to the north west of Braintree town centre and is less than 0.5 mile from the A120. The A120 provides good connections to Stansted Airport and the M11 to the west and the east coast ports of Felixstowe & Harwich to the east. A frequent main line rail service to London Liverpool Street with a journey time of approximately one hour is available from Braintree Station.

## DESCRIPTION

The units comprise two mid terrace industrial/warehouse units of steel portal frame construction with a minimum eaves height of 5.00m rising to 6.40m under the pitch of the roof. The units benefit from 3 phase power and a loading door measuring 3.90m wide x 4.00m high. At the front of each unit is an office area over the ground and first floor together with WC facilities. Please note there is currently no staircase within unit 2 and access is provided via the staircase within unit 3. Externally each unit is allocated 5 car parking spaces.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

### Unit 2

- » Ground Floor 2,262 sq ft [210.15 sq m]
- » First Floor 445 sq ft [41.40 sq m]
- » Total: 2,707 sq ft [251.55 sq m]

### Unit 3

- » Ground Floor 2,262 sq ft [210.15 sq m]
- » First Floor 277 sq ft [25.74 sq m]
- » Total: 2,539 sq ft [235.89 sq m]

### Unit 2 & 3

- » Total: 5,246 sq ft [487.44 sq m]

## ENERGY PERFORMANCE CERTIFICATE [EPC]

Unit 2 - Band C (54)

Unit 3 - Band C (60)

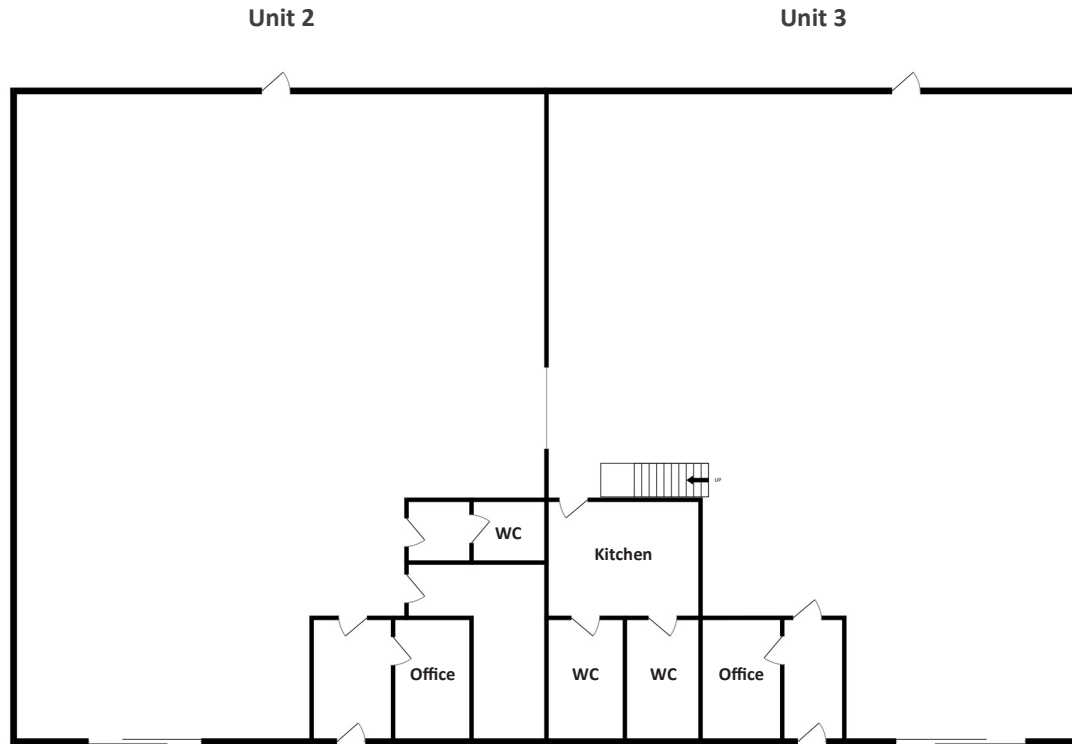
A copy of the EPC assessments and recommendation reports are available upon request.



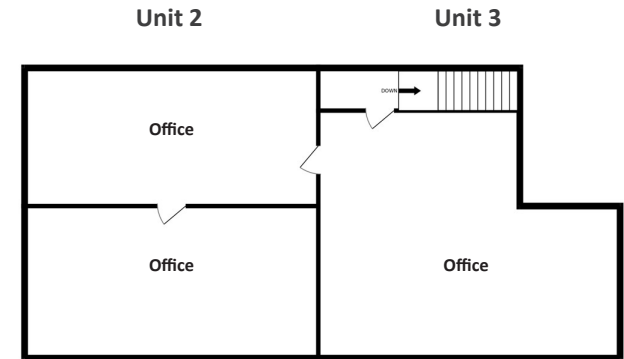


# Indicative Plan Only - Not to Scale

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

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

## BUSINESS RATES

We are advised that the premises have a rateable value of £42,000. Therefore estimated annual rates payable of approximately £18,144 (2026/27). Interested parties are advised to make their own enquiries. In the event the units are sold separately the business rates will need to be reassessed.

## PLANNING

We understand the premises has an established B2 & B8 Use. All parties are advised to speak to the Local Authority for clarification of their intended use.

## LOCAL AUTHORITY

Braintree District Council  
T. 01376 552525

## TERMS

The properties are offered for sale freehold with vacant possession.

## GUIDE PRICE

Unit 2 - £445,000 (Four Hundred and Forty Five Thousand Pounds).

Unit 3 - £425,000 (Four Hundred and Twenty Five 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.



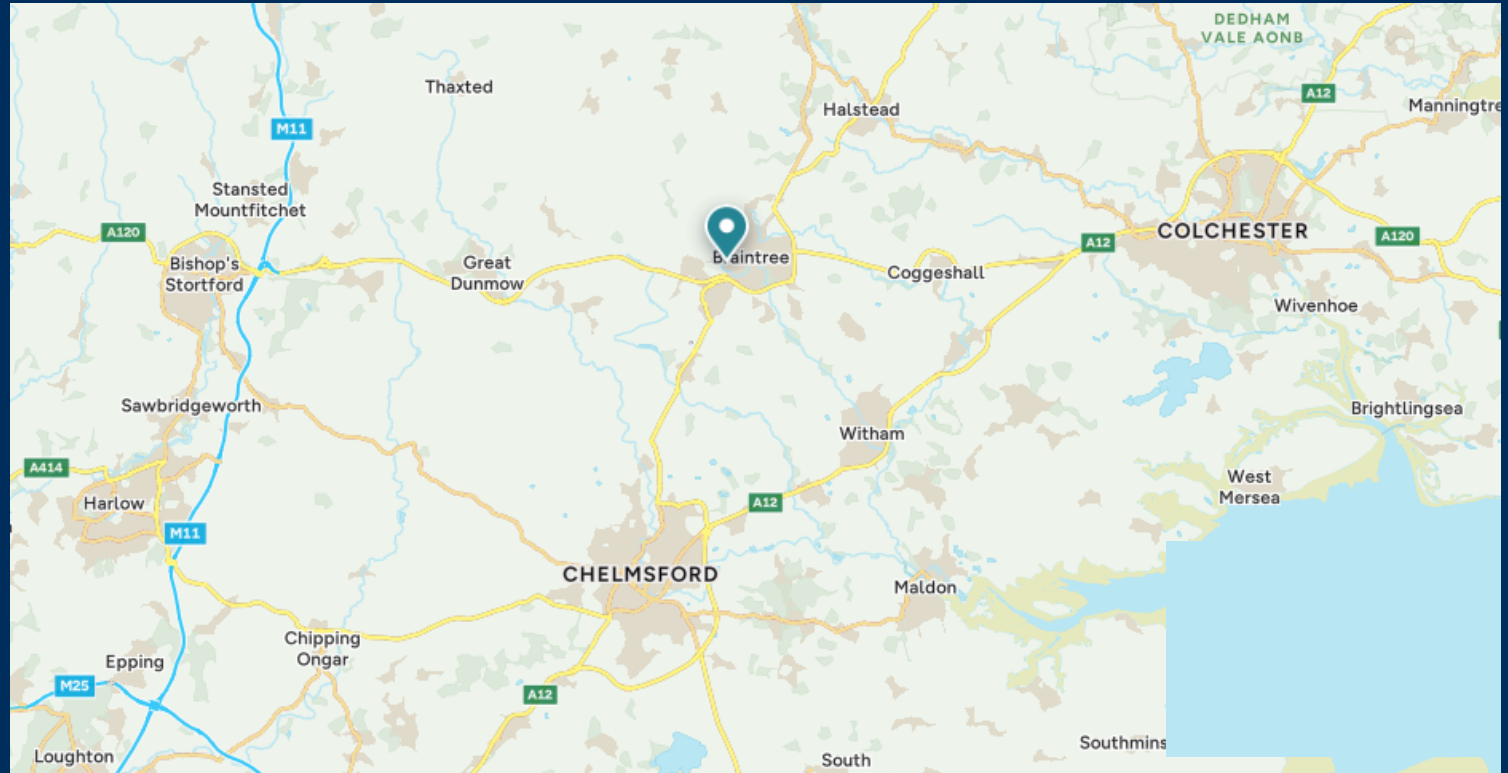
VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created June 2026

**Fenn Wright** LLP



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2026 ANNUAL AWARDS

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TOP AGENCY



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