

FOR SALE /TO LET

New Industrial/Warehouse Units

**Available from
7,707 – 59,987 sq ft**

- Located on an established industrial estate
- Close proximity to the A120 providing fast access to the M11
- Under construction
- Available summer 2019



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

Springwood Park

Location

Springwood Park is situated on the well-established Springwood Industrial Estate in Braintree. The Park is connected to the A120 within one mile via Pod's Brook Road and is accessed on Bradbury Drive.

Braintree town centre is located approximately one mile to the south east of Springwood Park and is in close proximity to local amenities including Tesco and Lidl superstores. Braintree has strong rail links to London Liverpool Street, with a journey time of approximately one hour.

Description

New warehouse / industrial units ranging from 7,707 sq ft to 59,987 sq ft (approx.).

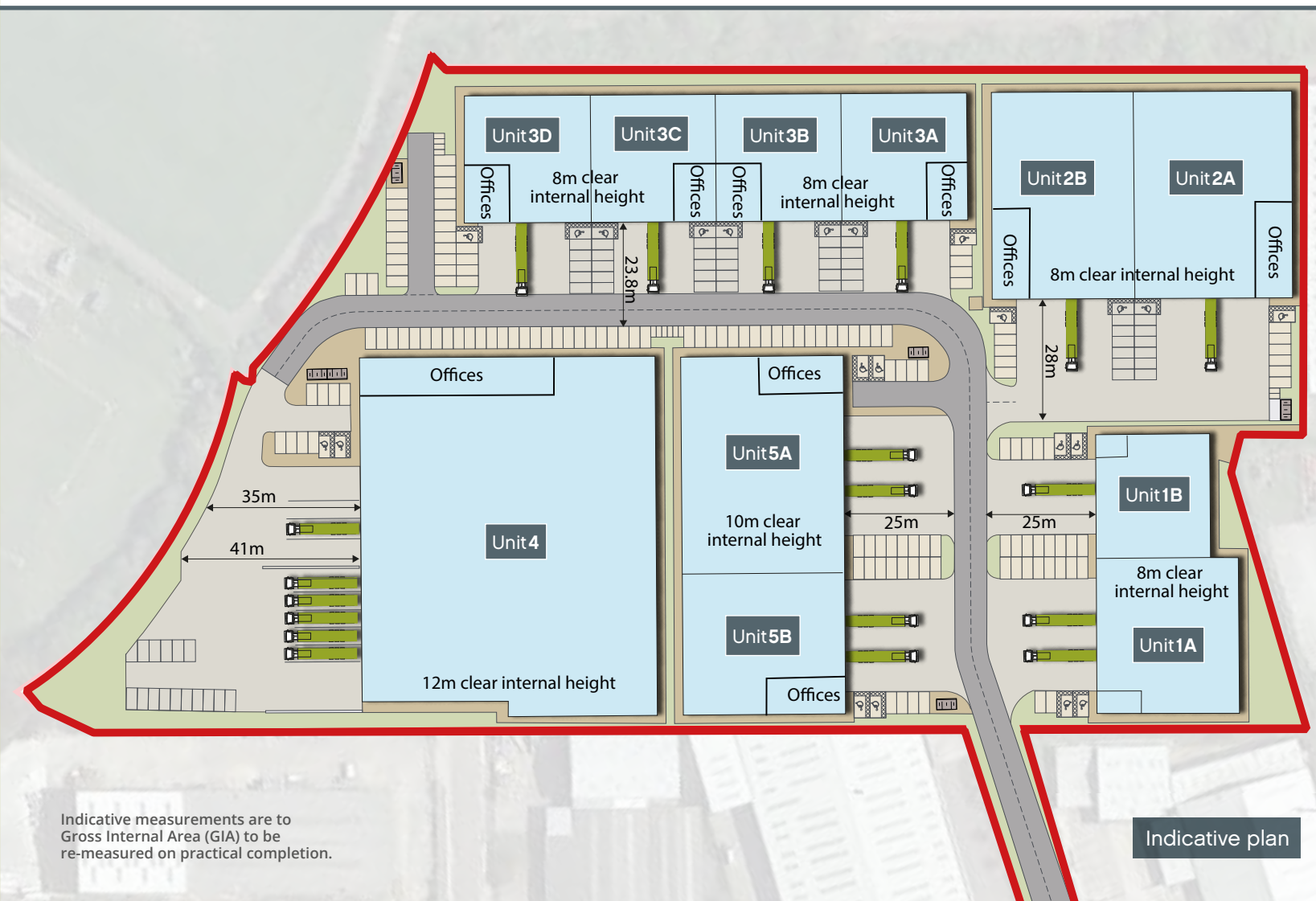
The units will be built to an institutional specification with the following salient features;

- Clear internal height ranging from 8-12m
- All units benefit from ground level loading
- Unit 4 also benefits from dock level loading
- Good sized yards
- Car parking provisions
- 24/7 hour operations
- Planning submitted for B1/B2/B8



Schedule of Accommodation

Unit		sq ft	sq m
1A	Warehouse	11,722	1,089
	Offices	904	84
	Total	12,626	1,173
1B	Warehouse	6,889	640
	Offices	818	76
	Total	7,707	716
2A	Warehouse	15,522	1,442
	Offices	2,314	215
	Total	17,836	1,657
2B	Warehouse	17,255	1,603
	Offices	2,314	215
	Total	19,569	1,818
3A	Warehouse	8,255	767
	Offices	1,410	131
	Total	9,665	898
3B	Warehouse	8,180	760
	Offices	1,410	131
	Total	9,590	891
3C	Warehouse	8,180	760
	Offices	1,410	131
	Total	9,590	891
3D	Warehouse	8,255	767
	Offices	1,410	131
	Total	9,665	898
4	Warehouse	55,800	5,184
	Offices	4,187	389
	Total	59,987	5,573
5A	Warehouse	18,234	1,694
	Offices	1,851	172
	Total	20,085	1,866
5B	Warehouse	12,217	1,135
	Offices	1,851	172
	Total	14,068	1,307



Cambridge/Midlands



Drive times

	Distance	Time
Chelmsford	12.7 miles	35 mins
Stansted	18.2 miles	33 mins
Colchester	19.4 miles	48 mins
Bishop's Stortford	21.1 miles	41 mins
Cambridge	42.6 miles	1 hr 26 mins
Felixstowe	45.5 miles	1 hr 28 mins
London	53 miles	2 hrs 18 mins

Source: freightjourneyplanner.co.uk

EPC

Target 'A' EPC rating.

Rating

All enquiries regarding rates should be made to the Local Authority.

Legal costs

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

Contact

For more information on the facility please contact:



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