



5 A/B, C&D Enterprise Court, Lakes Road, Braintree, CM7 3QS



- **Gross Area – 3,388 - 17,874 sq.ft (315 - 1,660 sq.m)**
- **Site Area - 0.8375 Acres (0.338 Acres)**
- **Large Industrial Complex**
- **Includes High Specification Ancillary Offices**
- **Secure loading yard**
- **Ample parking**
- **Electric Charging Points**
- **Available as a Whole or In Parts**
- **Accommodation**

According to our calculations, the units have the following Gross Internal Areas:

Unit 5A/B

Industrial-Ground	2,357 sq. ft
Mezzanine	1,031 sq. ft
	3,388 sq. ft

Unit 5C

Industrial-Ground	4,463 sq. ft
Mezzanine	3,822 sq. ft
	8,285 sq. ft

Unit 5D

Ground Offices	2,948 sq. ft
First Offices	525 sq. ft
Lower Ground Floor	2,728 sq. ft

GROSS INTERNAL AREA 6,201 sq. ft
17,874sq. ft(1,660sq.m)

Site Area - 0.8375 Acres (0.338 Acres)

Location

Braintree is a growing market town with a population of around 45,000. The town enjoys excellent transport links via the busy A120 some 15 miles west of Colchester, 15 miles east of Stansted Airport/M11 and north of Chelmsford via the A131. The town has direct rail links into London Liverpool Street with a journey time of around 1 hour.

Enterprise Court, situated just off Lakes Road, the main access route between the town centre and the Freeport Designer Outlet Village which links to the A120 is one of the town's main employment areas containing a range of industrial and office occupiers including Royal Mail, Wickes, Halfords, Travis Perkins and Screwfix.

Description

The property comprises a complex of industrial/office buildings set within a secure site with a large loading yard to the rear.

There are two semi-detached industrial buildings of steel frame construction with full height brick elevations beneath a pitched, metal sheet roof with translucent roof lights. One building has been converted to high specification offices with a fitted mezzanine offering a boardroom and benefiting from excellent natural light via high bay glazing, air conditioning, fitted mezzanine, lighting, canteen and wc facilities.

The adjoining industrial building is over ground and full mezzanine levels and benefits from a roller shutter (4.6m x 4.6m) and concertina loading door (7.1m x 9m), eaves height of 8.3m (13.3m to ridge) and air conditioning throughout.

The front detached industrial unit benefits from warm gas heating, roller shutter loading door, mezzanine, 3.7m eaves height and radiators to the offices.

Access into the site is via a secure barrier leading to a large secure yard to the rear via a driveway which provides up to 40 car spaces with circa 18 parking spaces to the side and front of the site including four electric charging points.





Town Planning

The property is situated in an established employment area and is understood to benefit from an established Industrial/Warehouse and Office use.

Interested parties are advised to contact Braintree Council on 01376 552525.

Rateable Value

The units appear in the Valuation List with the following Rateable Values:

5A/B Workshop and Premises: £19,250

5C/D Warehouse and Premises: £74,500

Services

Unit 5a/b – gas, electric, mains water, sewage

Unit 5c – electric, mains water, sewage

Unit 5d – electric, mains water, sewage

Asking Terms

Freehold and Leasehold. The Units are available to purchase Freehold at an asking price of £2.25m (Two Million Two Hundred and Twenty-Five Thousand Pounds) or Leasehold by way of a new FRI lease to be agreed at an asking rent of £170,000pax.

Consideration will be given to selling or letting the buildings individually as follows:

Unit A/B £375,000/£22,000pax

Unit C £1,050,000/£78,000pax

Unit D £900,000/£65,000pax

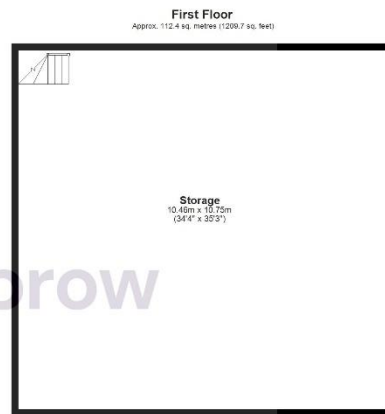
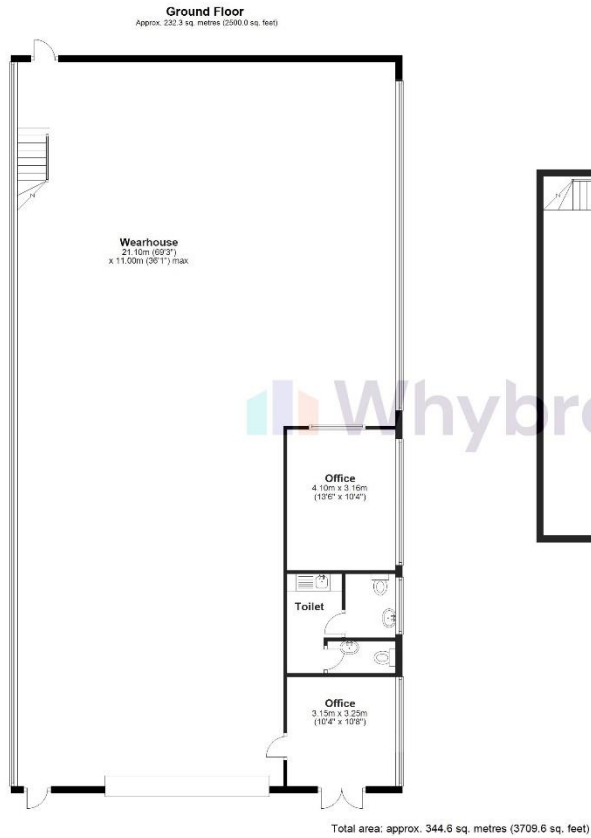
VAT

The property is elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.





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