



**5C Enterprise Court, Lakes Road, Braintree, CM7 3QS**



- Gross Area – 8,285 sq. ft (769 sq. m)
- Large Industrial Complex
- Secure loading yard
- Ample parking
- Concertina Loading Door (7.1m x 9m)
- Eaves height of 8.3m

### Accommodation

According to our calculations, the unit has the following Gross internal areas:

#### Unit 5C

Ground Floor

4,463 sq. ft

Mezzanine

3,822 sq. ft

**GROSS INTERNAL AREA**

**8,285 sq. ft (769 sq. m)**



## 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 unit is located on a complex of industrial/office buildings set within a secure site with a large loading yard to the rear.

The unit is of steel frame construction with full height brick elevations beneath a pitched, metal sheet roof with translucent roof lights. The unit 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.

Access into the site is via a secure barrier leading to a large secure yard to the rear via a driveway.





## **Town Planning**

The unit is situated in an established employment area and is understood to benefit from an established Industrial/Warehouse use. Interested parties are advised to contact Braintree Council on 01376 552525.

## **Rateable Value**

The unit would need to be reassessed for rates. Interested parties should make their own investigations of Braintree District Council

## **Services**

The unit's services include electric, mains water and sewage.

## **Asking Terms**

Freehold and Leasehold. The unit is available to purchase Freehold at an asking price of £960,000 (Nine Hundred and Sixty Thousand Pounds) or Leasehold by way of a new FRI lease to be agreed at an asking rent of £65,000pax.

## **VAT**

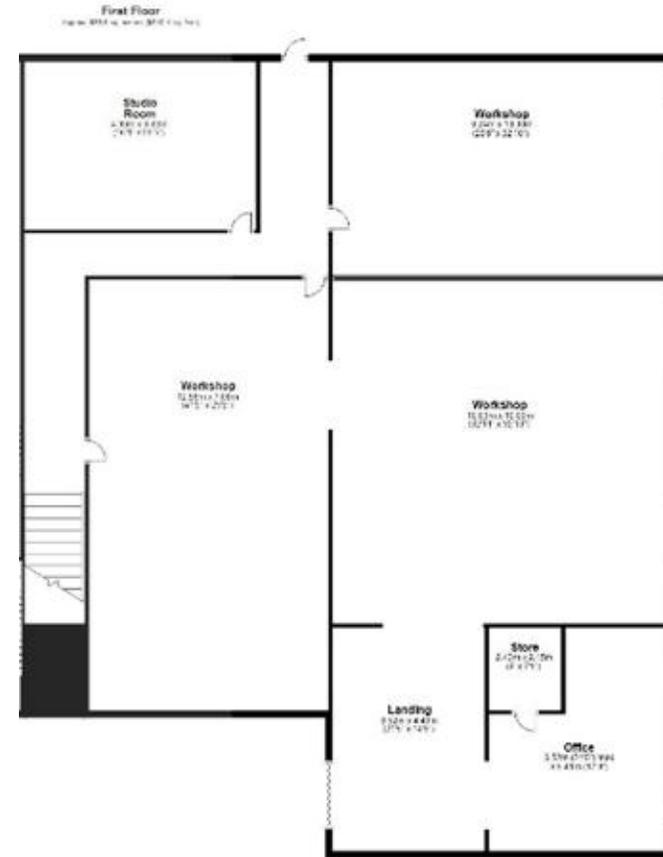
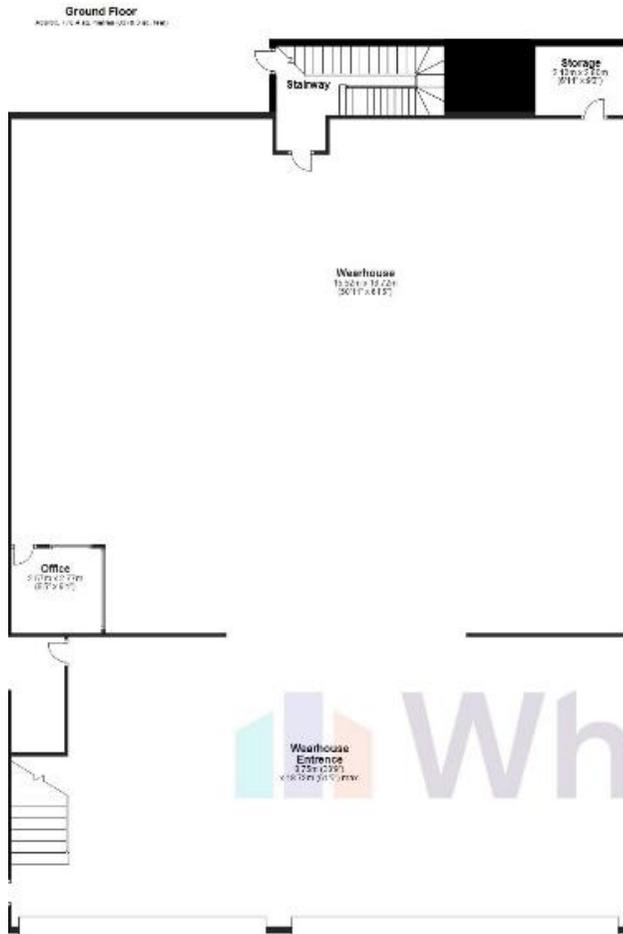
The property is elected for VAT.

## **Legal Fees**

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







**Ewan Dodds BSc FRICS**  
 ewan.dodds@whybrow.net  
 01206 577667



**Maria Newman**  
 m.newman@whybrow.net  
 01206 577667



**Charntelle Goodyear**  
 Charntelle.goodyear@whybrow.net  
 01206 577667

Misrepresentation Act 1967

**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295