



Industrial warehouse unit of **51,425 sq ft** (4,777 sq m)
Undergoing refurbishment

Unit 10A/10B
700 Avenue West
Skyline 120
Great Notley
Braintree
Essex
CM77 7AA



For Sale/To Let



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BRAINTREE

GREAT NOTLEY ROUNDABOUT

GREAT NOTLEY

NEXUS



A131



Westdrive

A120

Unit 10B
SOLD

Unit 10A

AlphaSense



urmet

AVENUE WEST





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LOCATION

Braintree's connections to the city of Chelmsford have recently been significantly improved with the opening of the Beaulieu Park relief road and bridge, which connects the Boreham Interchange on the A12 at Chelmsford directly with the A131, improving travel times on that particular route.

The popular Skyline Business Park has developed over a number of years and is now fully established, being home to a number of high quality occupiers including, amongst others, On-site Modular Homes (Weston Homes), Saffran Aviation, Alphasense, Nexus Infrastructure and Connectix. There is a pub, children's day nursery and a significant Tesco store all close by.

Braintree is located approximately 50 miles northeast of Central London, 12 miles north of Chelmsford and 18 miles to the east of Bishop's Stortford (and Stansted Airport).

Town Centre

Braintree Town Centre: 3.3 miles

Road

A12:	9.2 miles
M11 Junction 8:	16.7 miles
M25 Junction 28:	24.5 miles
M25 Junction 27:	33.9 miles
A1(M) Junction 7:	44.7 miles

Rail

Braintree Station: 2.3 miles

Air

London Stansted Airport:	14.9 miles
London Luton Airport:	56.2 miles
London Heathrow Airport:	76.7 miles

Nearby Cities/Towns

Chelmsford:	11.3 miles
Sudbury:	17.1 miles
Colchester:	18.7 miles
Cambridge:	33.1 miles
Ipswich:	35.1 miles
Felixstow:	45.7 miles
Central London:	52.5 miles



Braintree is a popular commuter location for individuals, serving both London and Stansted Airport. It has a regular rail service to London (Liverpool Street) with a fastest journey time of approximately 60 minutes. The town, and particularly this specific location, enjoys excellent road communications being situated adjacent to the A120 and A131 trunk roads. The A120 provides access to Stansted Airport and Junction 8 of the M11 westwards: thereafter the M11 provides access south to the M25 and north to Cambridge, the A1M and A14.



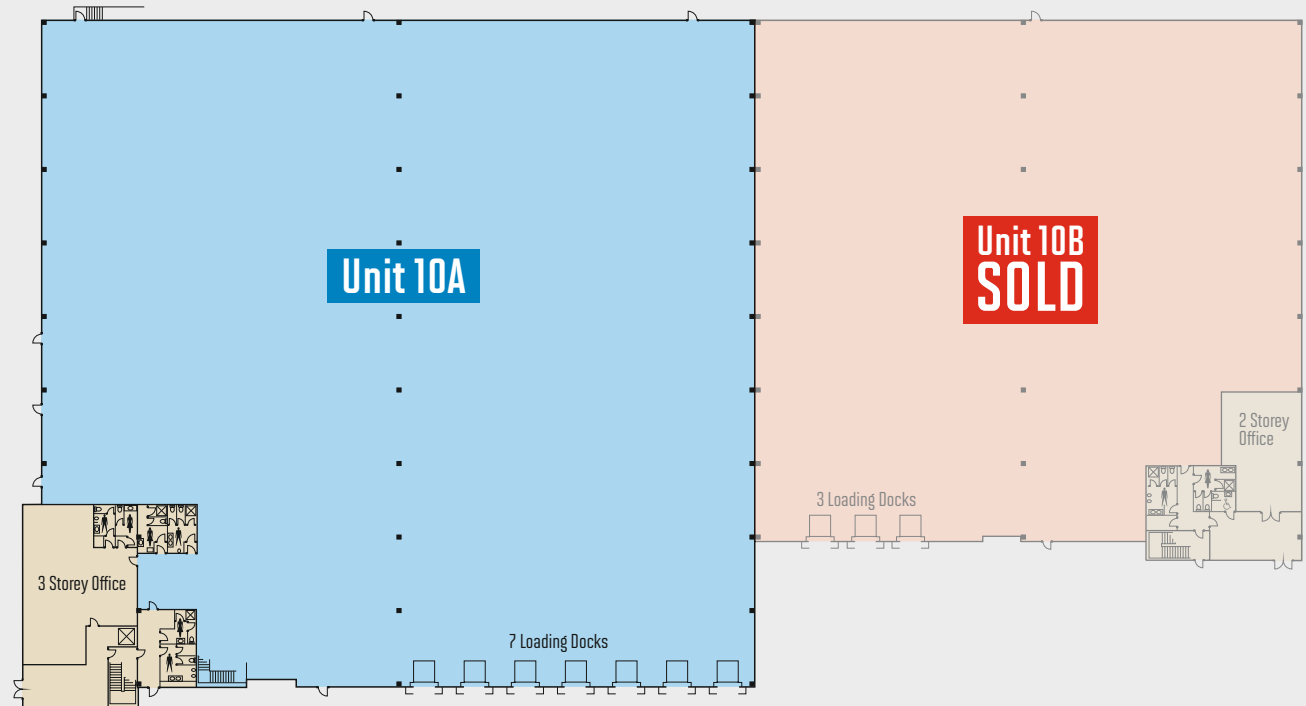
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THE BUILDING

The building known as 10A benefits from independent office accommodation and a 10m eaves height to haunch.

Unit 10A has seven dock leveller and one level access door, access from a self-contained yard.

The office accommodation and overall warehousing is currently being refurbished.



Unit 10A

1st /2nd Floor Offices	4,450 sq ft	413.4 sq m
Ground Floor Warehouse and Offices	46,975 sq ft	4,364.1 sq m
TOTAL	51,425 sq ft	4,777.5 sq m

Unit 10B

1st /2nd Floor Offices	4,083 sq ft	379.3 sq m
Ground Floor Warehouse and Offices	27,924 sq ft	2,594.3 sq m
TOTAL	32,007 sq ft	2,973.6 sq m

COMBINED TOTAL UNITS 10A and 10B 83,432 sq ft 7,751.1 sq m

SOLD



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Unit 10B

SPECIFICATION

- Excellent access to national road network
- 10m eaves
- 7 loading docks
- One level access doors
- Solar roof panels
- Large secure yard
- Extensive on-site car parking
- Two storey offices
- Three phase power supply
- Male & female WCs
- 24 hour access and use



Unit 10A



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Terms

To be let on a new full repairing and insuring lease, for a term to be agreed incorporating periodic upward only rent reviews.

Price/Rent

Freehold price and quoting rent on application.

Anti Money Laundering

In accordance with the latest Anti Money Laundering legislation, the purchaser / tenant will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

Legal Costs

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

EPC

To be re-assessed post refurbishment. Anticipated at B. Please confirm with agents.

VAT

VAT chargeable at the current rate.

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates.

Further Information and Viewing

Contact the joint sole agents:



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The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas are provided for guidance only, as are references to distances, maps and plans which are indicative only. June 2026

