



# BRADBURY PARK

INDUSTRIAL ESTATE



**Industrial/Warehouse Unit**

**TO LET**

**Unit 5B - 14,067 sq ft (1,306.9 sq m)**

[www.bradburypark.co.uk](http://www.bradburypark.co.uk)



Indicative photography of unit on the estate.

**Bradbury Park Industrial Estate · Bradbury Drive · Springwood Industrial Estate · Braintree · Essex · CM7 2ET**

## LOCATION

Bradbury Park Industrial Estate is situated on the well-established Springwood Industrial Estate in Braintree, Essex. The Estate is within one mile of the A120 dual carriageway, accessed via Bradbury Drive, close to the junction with Pod's Brook Road. Major local occupiers include Global Resale, Shadbolt, Barlow Tyrie, Euro Car Parts, Greenshields JCB, Delamode, Weston Logistics and the NHS.

Bradbury Park Industrial Estate is located to the west of Braintree town centre and Braintree Freeport and is in close proximity to local retailers, services and leisure amenities, including Tesco, Lidl and B&M stores, Braintree Community Hospital and Bannatyne Health Club. Braintree has good rail links to London Liverpool Street, with a journey time of approximately one hour. Stansted Airport is approximately 15 miles to the west, accessible via the A120.

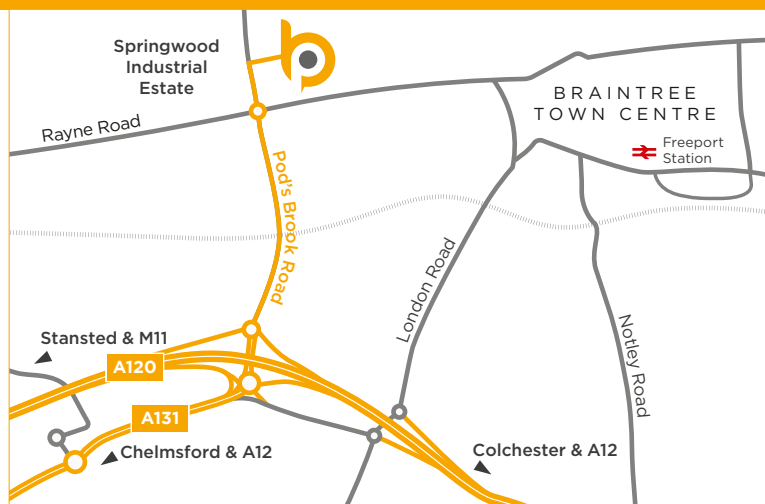
## DESCRIPTION

Unit 5B has been completed to institutional specification with the following salient features:

- BREEAM Excellent
- Clear internal height 10m
- Ground level loading
- Floor loading 50 kN/m<sup>2</sup>
- Three phase power 65 kVA
- EPC Rating of A-20
- Yard depth 25m
- Yard space & forecourt parking
- Fitted first floor office
- 24/7 operational hours
- B1/B2/B8 & Class E usage

## ACCOMMODATION

First floor - Office	1,456 sq ft	135.3 sq m
Ground floor - Office	357 sq ft	33.2 sq m
Ground floor - Warehouse	12,254 sq ft	1,138.4 sq m
<b>Total</b>	<b>14,067 sq ft</b>	<b>1,306.9 sq m</b>



## DRIVE TIMES

	MILES	TIME
Braintree Town Centre	0.7 miles	5 mins
Stansted Airport	14.8 miles	18 mins
J8 M11	16.8 miles	21 mins
Bishop's Stortford	21.1 miles	21 mins
Chelmsford	12.2 miles	21 mins
Colchester/A12 J25	18.5 miles	28 mins
Felixstowe Port	45.5 miles	58 mins
Central London	52.6 miles	1 hr 12 mins

## TERMS

Available on new institutional FRI terms.

## RENT

Upon application.

## EPC

EPC rating of A-20.

## LEGAL COSTS

Each party to bear their own.

**Coke Gearing**  
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