



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

Industrial warehouse unit totalling 83,432 sq ft (7,4751.1 sq m)



To Let

With the potential to split into two self-contained units of approximately 51k/32k sq ft





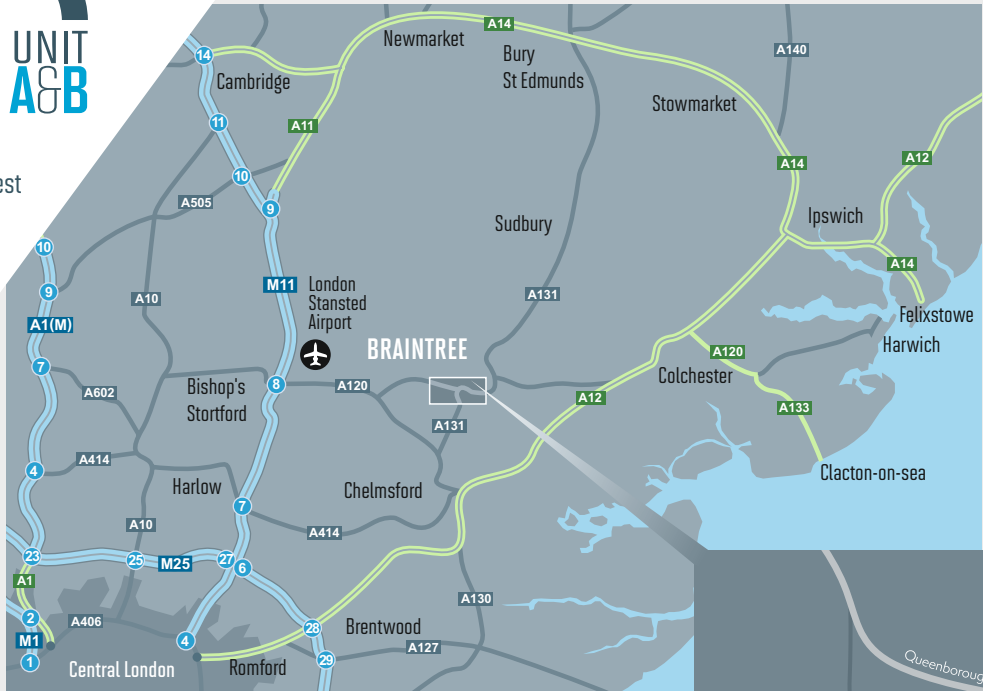
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📍 Town Centre	
Braintree Town Centre:	3.3 miles
🚗 Road	
A12:	9.2 miles
M11 Junction 8:	16.7 miles
M25 Junction 28:	24.5 miles
M25 Junction 27:	33.9 miles
A1(M) Junction 7:	44.7 miles
🚆 Rail	
Braintree Station:	2.3 miles

✈️ 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



## 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).

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.



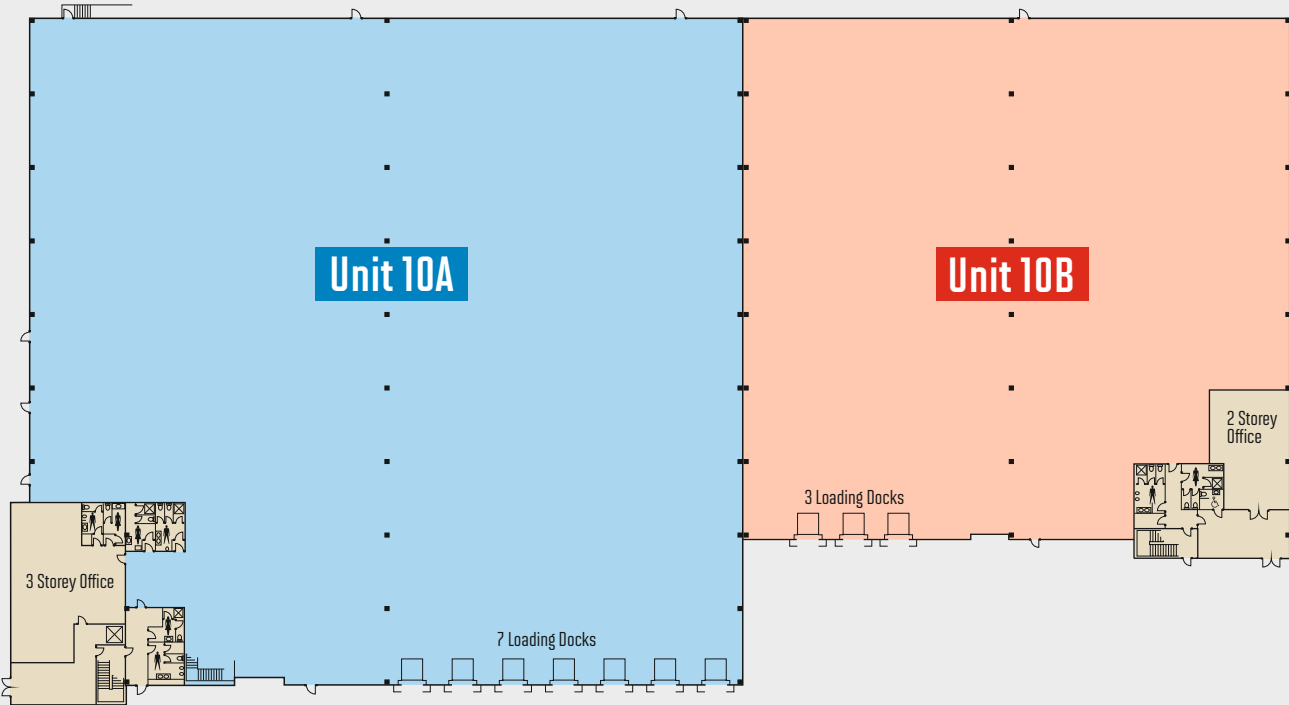
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# THE BUILDING(S)

The buildings known as 10A & 10B both benefit from independent office accommodation and a 10m eaves height to haunch but are fully interconnected if required.

Unit 10A has seven dock levellers and one level access door, Unit 10B has three dock levellers and one level access door.

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
<b>TOTAL</b>	<b>51,425 sq ft</b>	<b>4,777.5 sq m</b>

## 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
<b>TOTAL</b>	<b>32,007 sq ft</b>	<b>2,973.6 sq m</b>

<b>COMBINED TOTAL UNITS 10A and 10B</b>	<b>83,432 sq ft</b>	<b>7,751.1 sq m</b>
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Unit 10B

# SPECIFICATION

- Excellent access to national road network
- 10m eaves
- 10 loading docks
- Two level access doors
- Solar roof panels
- Large secure yard
- Extensive on-site car parking
- Two & three storey offices
- Three phase power supply
- Male & female WCs
- Can be split into two separate units
- 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.

### Rent

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](http://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. July 2025

