



Ayers & Cruiks
COMMERCIAL

For Sale

41,150 sq ft

**9 Benfield Way, Braintree,
CM7 3YS**

Freehold industrial investment opportunity comprising a detached unit with showroom, offices, mezzanine and secure yard

- 8,324 sq ft unit on 0.75 acre site
- Freehold investment available
- Currently producing £85,000 pax
- Let to Travis Perkins (Properties) Limited

www.ayerscruiks.co.uk



9 Benfield Way, Braintree, CM7 3YS

Summary

- Price: Price on application
- Business rates: £37,674.50 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (79)

Further information

- [View details on our website](#)

Contact & Viewings

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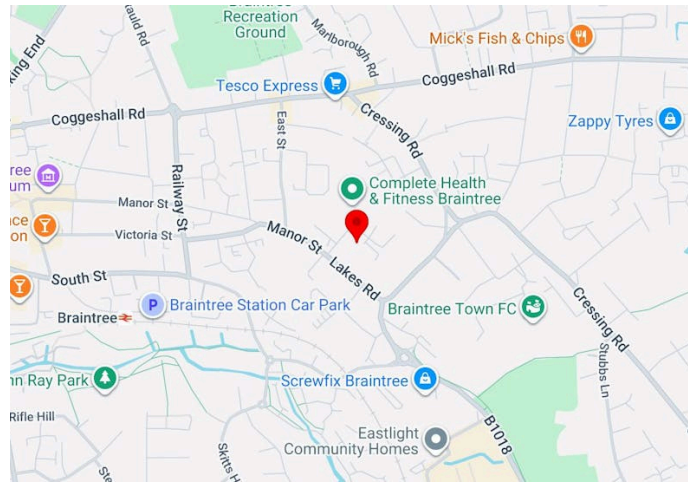
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Description

Comprises of a single storey detached industrial building with ground floor showroom and offices plus first floor staff facilities at the front. It benefits from an external yard with a concrete surface providing secure external storage. The south west end of the building has a ground floor showroom with trade counter and offices while the remainder of the unit is open storage with a small mezzanine floor.

Location

This detached builders merchants is located on Chapel Hill Industrial area, approximately 0.5 miles away from Braintree town centre. Braintree is located in the northern part of Essex, at the junction of the A120 and A131 trunk roads, approximately 16 miles east of Junction 8 of the M11, providing convenient access to Stansted Airport and the wider motorway network. The town also benefits from a direct rail service to London Liverpool Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Trade Counter	1,561	145.02
Ground	Warehouse	4,838	449.46

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Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Terms

The premises is currently let to Travis Perkins (Properties) Limited on a full repairing and insuring lease for a term of 20 years from 14th April 2008. The lease benefits from the protection afforded by Sections 24-28 of the Landlord and Tenant act. The current passing rent is £85,000 per annum. The tenant during their occupation extended the warehouse, which was documented by way of a Licence to Alter documenting that the Tenant is not entitled to compensation at the end of the lease.

Covenant

Let to Travis Perkins (Properties) Limited who's principal activity is the management of leased properties. According to CreditSafe they have a risk score of 83, international score of A, credit limit of £2,450,000 and a contract limit of £16,000,000.
Turnover for 2024 - £70,200,000
Pre Tax Profit - £600,000
Shareholders Fund - £87,200,000

Price

Freehold offers invited