



Unit 1, Kestrel Park, Finch Drive, Springwood Industrial Estate, Braintree, CM7 2SF

For Sale

Industrial Warehouse Unit For Sale

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Summary

- EPC: C (75)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

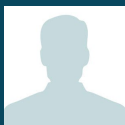


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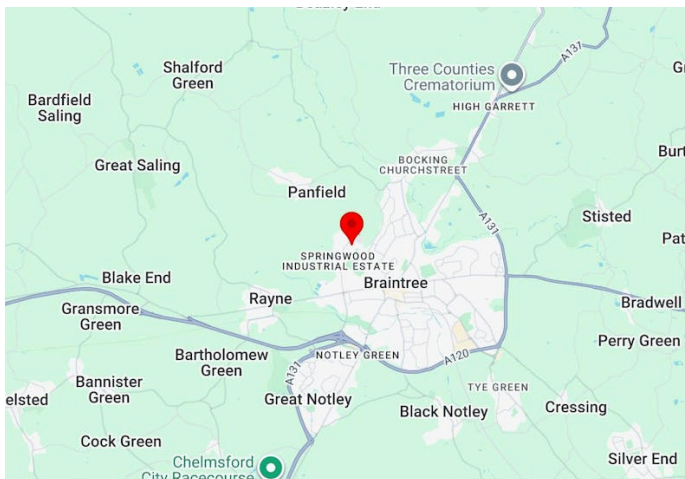


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Joint Agents



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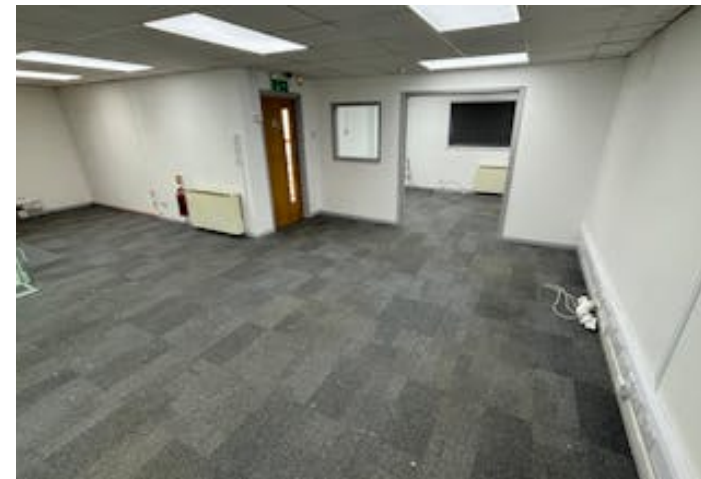
Description

The property sits on a self-contained plot, the unit itself is constructed of steel portal frame with brick and blocks walls. The site allows for a small hardstand area, providing good parking provisions and good loading/unloading. part of Springwood Industrial Estate accessed via Finch Road, comprising of a terraced single storey industrial. Warehouse unit of steel portal frame with brick and block walls.

The layout includes a ground floor office component accessed through a pedestrian entrance leading to a small reception area. This flows through to practical amenities including a kitchen, meeting room/office space, and separate male and female toilet facilities. The first floor provides additional office accommodation in an open plan configuration, accessed via stairs from the main reception.

The warehouse portion features practical ceiling heights ranging from 5.3 meters at the eaves rising to 6.8 meters at the apex, providing good storage capacity and operational flexibility. Vehicle access is facilitated through a roller shutter door measuring 3.2 meters wide by 4.7 meters high, which should accommodate most standard commercial vehicles. The unit provides multiple access points with separate pedestrian access both directly to the warehouse and through the ground floor office area.

The property benefits from essential utilities including three-phase power supply and gas connection, which are important infrastructure elements for many industrial and manufacturing operations. The combination of office space, warehouse storage, and practical vehicle access makes this suitable for various business types requiring both administrative and operational facilities.



Location

Located on Kestrel Park, just off Finch Drive within the well-established Springwood Industrial Estate. Braintree benefits from excellent road links. The A120 provides direct access to junction 8 of the M11 leading to Cambridge and London. The A131 connects with the A12, J15 which leads north to Colchester / Ipswich and south to London and further roads links.

Specifications

- Located on an established industrial estate
- Close proximity to the A120, providing fast access to the M11 & A12
- Good parking provisions
- Full height loading doors
- 3 Phase Power
- Gas supply

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Legal Costs

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

Accommodation

Description	sq ft	sq m
Warehouse	2,364	219.62
Total	2,364	219.62