

# TO LET TRADE COUNTER / WAREHOUSE UNIT

14/15 Century Drive, Charter Way  
Business Park, Braintree,  
Essex CM7 8YL



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THE PROPERTY IS LOCATED ADJACENT TO THE MILLENNIUM WAY TRADE PARK,  
FREEPORT DESIGNER VILLAGE AND BRAINTREE RETAIL PARK.

- Gross internal area 9923 sq ft (922 sq m)
- Large office area with storage above
- 6.3 m clear eaves height
- Large service yard 17 m deep
- Two 4m wide loading doors
- Located close to numerous national trade counter companies.

**£29,750 pa year one rising to  
£59,500 pa year two onwards  
plus VAT**

For further information or to arrange a viewing  
please call [01376 554 514](tel:01376554514)

## LOCATION

Braintree is an expanding market town with an ever-increasing population and catchment area, currently circa 40,000 and 125,000 respectively. The property is located on the east side of the town, close to the junction with the A120, just off of Millennium Way which links the A120 to the town centre.

Units 14/15 are adjacent to Millennium Way Trade Centre and close to Braintree Retail Park and Freeport Designer Village. The designer village includes a wide range of retail units, coffee shops and restaurants. There is also a multi screen cinema and bowling alley making this area a major retail and leisure destination for the region.

## DESCRIPTION

The property is of steel frame construction with a clear eaves height of approximately 6.3m. The property has three phase electricity, sodium lighting and two roller shutter loading doors. The property also benefits from a compressed air system (which is separately leased and subject to a monthly payment) and small power facilities which are distributed along two sides of the property.

The roof has a double pitch and is covered with insulated profiled steel roof having roof lights which provide excellent natural light.

Within the warehouse there are five separate offices, including a board room, kitchen and toilet facilities.

## ACCOMMODATION (Approximate gross internal area)

Warehouse	8378 sq ft (778 sq m)
Offices and wcs	1545 sq ft (144 sq m)
Total	9923 sq ft (922 sq m)

## TERMS

The property is available on a new full repairing and insuring lease for a minimum term of 5 years.

As an incentive the property is available at £3 per sq ft in the first year (£29,750 per annum plus VAT) rising to £6 per sq ft from the second year onwards (£59,500 per annum plus VAT).

## SERVICES

The property has mains electricity, water and drainage. Note: Joscelyne Chase have not tested any of the services

## RATEABLE VALUE

The property is currently assessed with a rateable value of £60,500 . The rate in the pound for 2009/10 is 48.5p

Please note the rateable value was obtained from the Valuation Office Agency website. Applicants are recommended to confirm the above information direct with Braintree District Council, tel. (01376) 552 525.

## LEGAL FEES

Each party is responsible for their own legal fees.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report

## VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 518

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