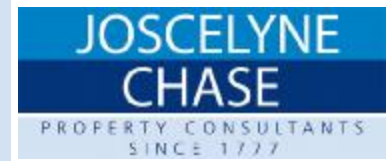


TO LET/FOR SALE TRADE COUNTER/ WAREHOUSE UNIT

16 Century Drive, Charter Way
Business Park, Braintree, Essex
CM7 8YL



18-20 Bank Street,
Braintree, Essex, CM7 1UP
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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 4946 sq ft (459 sq m)
- Small reception with male and female toilet facilities.
- 6.3 m clear eaves height
- Large service yard 17 m deep
- One 4m wide loading doors
- Located close to numerous national trade counter companies

£19,780 pa year one rising to
£29,675 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.

Unit 16 is 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 one roller shutter loading doors. 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 is a small reception area and toilet facilities.

ACCOMMODATION (Approximate gross internal area)

Warehouse - 4946 sq ft (459 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 £4 per sq ft in the first year (£19,780 per annum plus VAT) rising to £6 per sq ft from the second year onwards (£29,675 per annum plus VAT).

In addition our clients will consider selling the freehold interest.

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 £28,250 . 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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