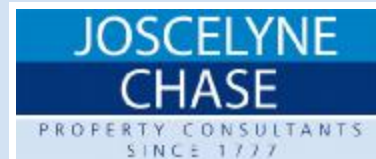


FOR SALE (long leasehold) WAREHOUSE

15 Springwood Drive,
Springwood Industrial
Estate, Braintree, Essex CM7 2YN



18-20 Bank Street,
Braintree, Essex, CM7 1UP
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DETACHED WAREHOUSE UNIT WITH TWO STOREY OFFICES EXTENDING TO A
TOTAL OF APPROXIMATELY 17,137 SQFT
(1592 SQ M).

- Large secure yard to the side and rear of the unit
- Loading doors at each end of the building
- Long leasehold interest
- Vehicular access on either side of the unit
- Minimum eaves height 4.2m
- Parking in front of the building
- Fully fitted offices

Offers in the region of £500,000

For further information or to arrange a viewing
please call [01376 554 518](tel:01376554518) or [554507](tel:01376554507)

LOCATION

The property is situated on Springwood Drive which forms part of the Springwood Industrial Estate the principal industrial area in the Braintree region. The property is located approximately 1 Mile from the A120 dual carriageway and has excellent access to the M11 and Stansted Airport which is within a 15 minute drive time.

DESCRIPTION

The property was constructed in the 1970's and is of steel portal frame construction formed in two bays with loading doors at either end of each bay.

The front of the building consists of a two storey office block with a central glass atrium incorporating the staircase to the first floor. Within the office space there are male and female toilets and a small kitchen. The majority of the office space is carpeted with suspended ceilings and fluorescent lighting and window blinds. All of the offices benefit from individual air conditioning units and there is also a central heating system for the offices.

The property is completely detached with vehicle access at two entry points from Springwood Drive. There is a central car parking area in front of the offices and a generous yard area to the side and the rear of the property incorporating a steel palisade fence around the whole perimeter.

ACCOMMODATION The approximate Gross Internal Floor Area (GIA) is broken down as follows:

Ground Floor Offices	1446 sq ft (143.3 sq m)
First Floor Offices	1446 sq ft (143.3 sq m)
Atrium of the Entrance	327 sq ft (30.4 sq m)
Factory	13918 sq ft (1293 sq m)
TOTAL	17137 SQ FT (1610 SQ M)

TERMS

The property is held under a lease dated 23rd April 1971 between the Urban District Council of Braintree & Bocking and Messers R & T Swann for a term of 99 years from the 23rd April 1971. The ground rent is to be reviewed every 25 years and we understand that it was last reviewed in 1996 and currently amounts to £12,600 per annum payable quarterly.

Our client is seeking OIRO £500,000 for this long leasehold interest.

Alternatively a short term letting for a minimum term of 5 years will be considered.

SERVICES

All main services are available.

Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

Description	Address	£ RV	Effective Date
Offices/Warehouse	15 Springwood Drive, Braintree, Essex CM7 2YN	72,500	01 April 2010

The 2010/2011 rate in the £ is 41.4p.

Please note the rateable value information was taken from the Valuation Office Agency website. Applicants are recommended to confirm the above information direct with Braintree District Council, tel. no. (01376) 552 525.

LEGAL FEES

Each party is responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be provided by the Landlord.

VIEWING

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



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These particulars are believed to be correct but do not constitute an offer or contract