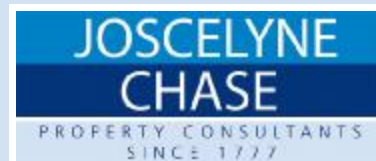


# FREEHOLD FOR SALE FACTORY UNIT

Unit 1 Park Drive Industrial Estate,  
Park Drive, Braintree. CM7 1AP



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)  
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T 01376 322 222



FACTORY UNIT LOCATED AT THE ENTRANCE TO PARK DRIVE INDUSTRIAL ESTATE, INCLUDING TWO STOREY OFFICES TOTTALLING 6,531 SQ FT (GROSS INTERNAL AREA)

- Front car parking area
- Heating to factory and office areas
- Small kitchen within office area
- Vacant possession
- Small secure yard
- Separate toilets to the office and factory area
- Two loading doors

## Offers in the Region of £285,000 Freehold

For further information or to arrange a viewing  
please call [01376 322 222](tel:01376322222)

## LOCATION

Park Drive Industrial Estate is located to the south of Braintree town centre. From the Braintree bypass, the quickest route to the property is via Millennium Way. Having driven past Freeport Designer Village, turn second left into Mill Hill and then left into Skitts Hill. Park Drive is less than ½ a mile on the left.

Braintree is an expanding market town with an ever-increasing population and catchment area, currently circa 40,000 and 125,000 respectively. The town centre has benefited from the construction of the George Yard Shopping Centre and the new Freeport Outlet Park. New housing is continuously being constructed within and on the outskirts of the town. Braintree Railway Station provides a mainline rail service to London's Liverpool Street with a travel time of approximately one hour. The A120 is now a dual carriageway providing improved access to J8 of the M11 and Stansted Airport. The Great Leighs by-pass has now completed, improving the A131 and access to both Chelmsford and the A12.

## DESCRIPTION

The factory is of steel frame construction with brick and blockwork walls and a corrugated asbestos roof covering. The factory has an eaves height of 11ft and has a central roof light running the full length of the building. The unit benefits from fluorescent lighting, a gas fired blower heater and two loading doors.

The offices are laid out on two floors with a central entrance and staircase. The offices have a separate gas fired central heating system.

There are male and female toilets for the office space at first floor level. The male and female toilets for the factory are located on the ground floor.

Externally there is parking immediately in front of the offices with a small secure yard to the side of the property.

## ACCOMMODATION (Gross Internal Area)

Factory	4,739 sq ft	(440 sq m)
Offices (ground floor)	896 sq ft	(83 sq m)
Offices (first floor)	896 sq ft	(83 sq m)
<b>TOTAL:</b>	<b>6,531 sq ft</b>	<b>(606 sq m)</b>

## TERMS

The property is for sale Freehold.

## SERVICES

All main services are available.

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

## RATEABLE VALUE

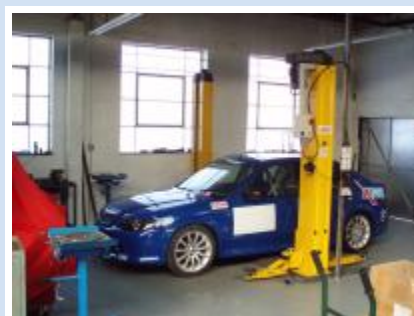
Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

## LEGAL FEES

Both parties to be responsible for their own legal costs.

## VIEWING

Strictly by appointment with JOSCELYNE CHASE, please ask for Linda Sharpe, Paul Bird or John Chase, TEL: (01376) 322 222.



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These particulars are believed to be correct  
Joscelyne Chase do not guarantee their accuracy