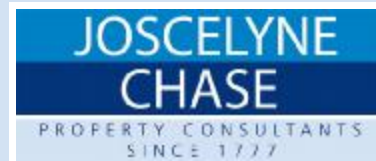


TO LET HARDSTANDING

Rear of 263 Rayne Road,
Braintree, Essex. CM7 2QF



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554 500
E property@joscelynechase.co.uk
W www.joscelynechase.co.uk
T 01376 322 222



OPEN STORAGE AREA APPROXIMATELY 13,000 SQ FT (1,207 SQ M)

- Flexible lease terms
- Available immediately
- Approximately 1 mile from Braintree town centre
- Fenced on three sides

£11,000 Per Annum

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

LOCATION

The site forms the rear section of a larger site fronting onto Rayne Road. The property is located approximately 1 mile from Braintree town centre and less than one mile from the A120,

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 site extends to approximately 13,000 sq ft (1,207 sq m) and is fenced on three sides. The whole area could be made secure subject to erecting a fence along the northern boundary.

TERMS

The storage area is available on a short term lease at a rent of £11,000 per annum.

RATEABLE VALUE

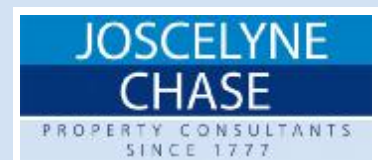
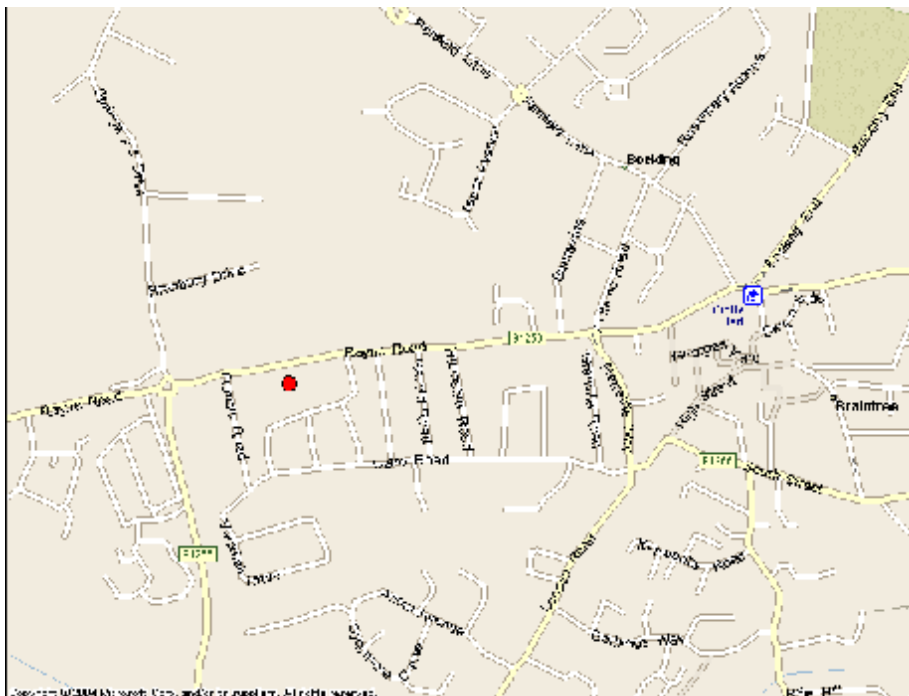
Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

LEGAL FEES

The ingoing tenant will be liable for both parties legal fees.

VIEWING

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



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