

PRIORS GREEN COMMUNITY CENTRE - TAKELEY, ESSEX.

LOCATION

Priors Green is located on the B1256, within the village of Takeley, Essex and less than 4 miles from Stansted Airport and junction 8 of the M11.

DESCRIPTION

This neighbourhood centre will be located in the centre of Priors Green, a major new residential development in Takeley, Essex. Ultimately the development will consist of over 900 houses constructed by various residential developers including Countryside Plc, Barratts, David Wilson Homes and Miller Homes.

The centre will consist of five retail units and a convenience store fronting onto an extensive, landscaped car park. The retail units will be constructed adjacent to the recently completed community centre, the proposed school in the heart of the development and near to a proposed children's nursery.

ACCOMMODATION

The retail units will be constructed to a shell finish, having rear loading facilities. Two or more units could be amalgamated to form a larger unit.



APPROXIMATE FLOOR SIZES

Unit	Ground Floor Sales Area	Net Frontage	Rent
1	5,000 sq ft (464.5 sq m)		UNDER OFFER
2	1020 sq ft (94.8 sq m)	17 ft 3 in (5.297 m)	UNDER OFFER
3	905 sq ft (84 sq m)	17 ft 3 in (5.297 m)	UNDER OFFER
4	915 sq ft (85 sq m)	17 ft 3 in (5.297 m)	UNDER OFFER
5	915 sq ft (85 sq m)	17 ft 3 in (5.297 m)	UNDER OFFER
6	925 sq ft (85.9 sq m)	17 ft 3 in (5.297 m)	£POA

TERMS

The retail units are available on 15 year full repairing and insuring leases, subject to 5 yearly upward only rent reviews.

PLANNING

The units could be used for a variety of purposes including retail, offices, restaurant, hot food takeaways or medical uses.

TIMING

Construction of the retail units is due to start in September 2009 with practical completion due in June 2010.

For further information please contact the sole letting agents – Joscelyne Chase.

