

# TO LET COVERED STORAGE AND HARDSTANDING AREAS

Straits Mill, Convent Lane,  
Braintree, Essex. CM7 9RP



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Braintree, Essex, CM7 1UP  
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COVERED AND OPEN STORAGE AREAS, UP TO 55,500 SQ FT (5,156 SQ M) WHICH  
COULD BE SPLIT INTO THREE AREAS

- Flexible lease terms
- Immediately available
- Available for a wide range of uses
- Forming part of a larger secure site
- Approximately 1.5 miles from the Braintree bypass

## £44,400 Per Annum

For further information or to arrange a viewing  
please call [01376 554 514](tel:01376554514)



Deals Winner 2008  
Most Active Regional Commercial  
Agent in Essex  
Estates Gazette, 2008

## LOCATION

The site forms part of a larger area of open storage. Access to the site is via Convent Lane. The property is approximately 1.5 miles from the Braintree bypass, which provides excellent access to Chelmsford, Stansted Airport and the M11.

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 available area extends to a total of approximately 55,500 sq ft (5,156 sq m) of which 23,000 sq ft (2,137 sq m) is covered by a rather dilapidated steel frame structure covered in corrugated asbestos sheeting. The remaining open storage area consists of concrete hardstanding.

## ACCOMMODATION

The available area could be split into three areas as follows:

Area 1	35,000 sq ft	3,252 sq m	£28,000 per annum rent (includes covered area)
Area 2	15,000 sq ft	1,393 sq m	£12,000 per annum rent
Area 3	5,500 sq ft	511 sq m	£4,400 per annum rent
TOTAL	55,500 SQ FT	5,156 SQ M	£44,400 PER ANNUM RENT

## TERMS

The storage area will be available on a new lease for a term to be negotiated at a rent of £44,400 per annum.

## RATEABLE VALUE

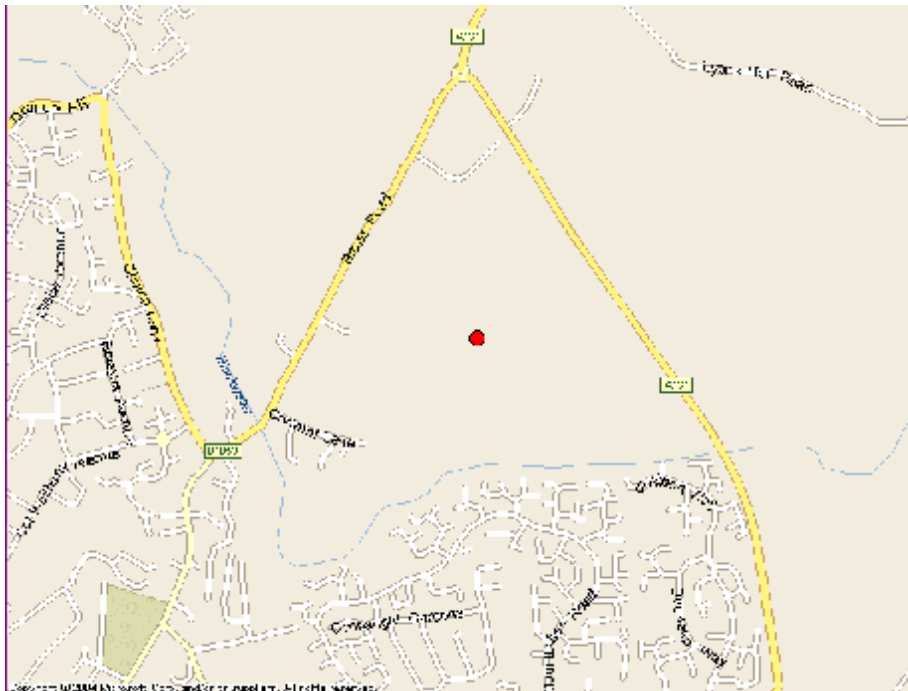
Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 514.



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