



5 A/B, Enterprise Court, Lakes Road, Braintree, CM7 3QS

## Location

Braintree is a growing market town with a population of around 45,000. The town enjoys excellent transport links via the busy A120 some 15 miles west of Colchester, 15 miles east of Stansted Airport/M11 and north of Chelmsford via the A131. The town has direct rail links into London Liverpool Street with a journey time of around 1 hour.

Enterprise Court, situated just off Lakes Road, the main access route between the town centre and the Freeport Designer Outlet Village which links to the A120 is one of the town's main employment areas containing a range of industrial and office occupiers including Royal Mail, Wickes, Halfords, Travis Perkins and Screwfix.

## Description

The property comprises a front detached industrial unit benefits from warm gas heating, roller shutter loading door, mezzanine, 3.7m eaves height and radiators to the offices.

Access into the site is via a secure barrier leading to the front of the site including four electric charging points.

## Accommodation

According to our calculations, the unit has the following Gross Internal Area.

### Unit 5A/B

Industrial-Ground	2,357 sq. ft
Mezzanine	1,031 sq. ft
	3,388 sq. ft





## **Town Planning**

The property is situated in an established employment area and is understood to benefit from an established Industrial/Warehouse and Office use.

Interested parties are advised to contact Braintree Council on 01376 552525.

## **Rateable Value**

The unit appear in the Valuation List with the following Rateable Value:

5A/B Workshop and Premises: £19,250

## **Services**

Unit 5a/b – gas, electric, mains water, sewage

## **Asking Terms**

Freehold and Leasehold. The Unit is available to purchase Freehold at an asking price of £375,000 (Three Hundred Thousand and Seventy Five Pounds) or Leasehold by way of a new FRI lease to be agreed at an asking rent of £22,000pax.

## **VAT**

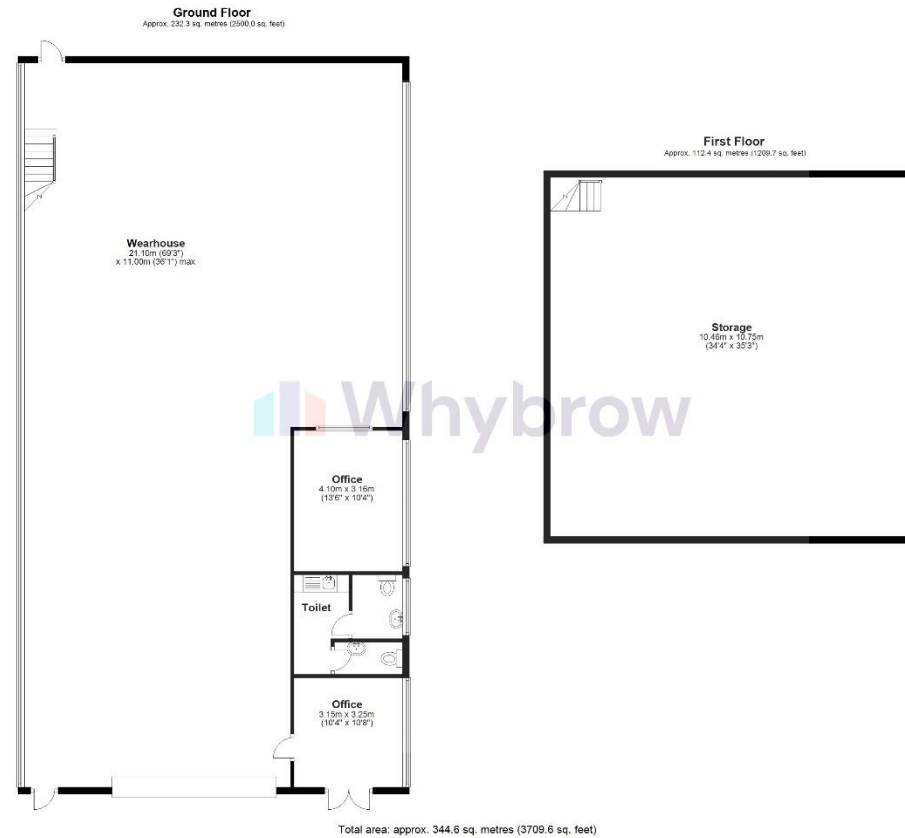
The property is elected for VAT.

## **Legal Fees**

Each party is to bear their own legal costs throughout the course of any transaction.

## **EPC**

The property has an EPC Rating of: C71



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

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01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)

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