

**TO LET**

**UNIT 26 WARNER DRIVE  
BRAINTREE**

**(Approximately 623 sq ft)**

## LOCATION

The unit is located at the eastern end of Warner Drive on the Springwood Industrial Estate, Rayne Road, Braintree. The Estate has direct access onto the By-Pass which forms part of the A.120 trunk road linking Stansted Airport and the East coast ports. The estate lies about one mile West of Braintree Town Centre.

A location plan is attached.

## DESCRIPTION

The premises were constructed some 20 years ago and comprise a single storey unit with an area of approximately 623 sq.ft. It offers good accommodation for light industrial, workshop or warehouse/distribution purposes.

There are 34 car parking spaces provided on the development for general use.

## CONSTRUCTION

The unit is of cavity brick/blockwork construction under a new pitched roof with translucent roof lights (11'6" to eaves). There is a large slide over door with 9'10" clear opening height and a separate access doors at the front and rear. A solid concrete floor is designed for a maximum loading of 200 lbs. per sq.ft.

## SERVICES

Mains water, gas and electricity services are connected. There is one W.C. suite, with handbasin. Telephone services are available.

## LEASE TERMS

The unit is to be let on a full repairing and insuring basis at a rent of £4,200 per annum, exclusive of rates. Rent is payable monthly in advance. The lease term is negotiable.

The Council's legal costs are to be borne by the ingoing tenant.

## BUILDINGS INSURANCE: (Payable by tenant)

Premium: £39.83 approx. (2009/10)

## RATES

Rateable Value: £ Currently Under Review

Current Rate in £: 0.481% - (2009/10) (excluding water rates)

UBR: £ Currently Under Review

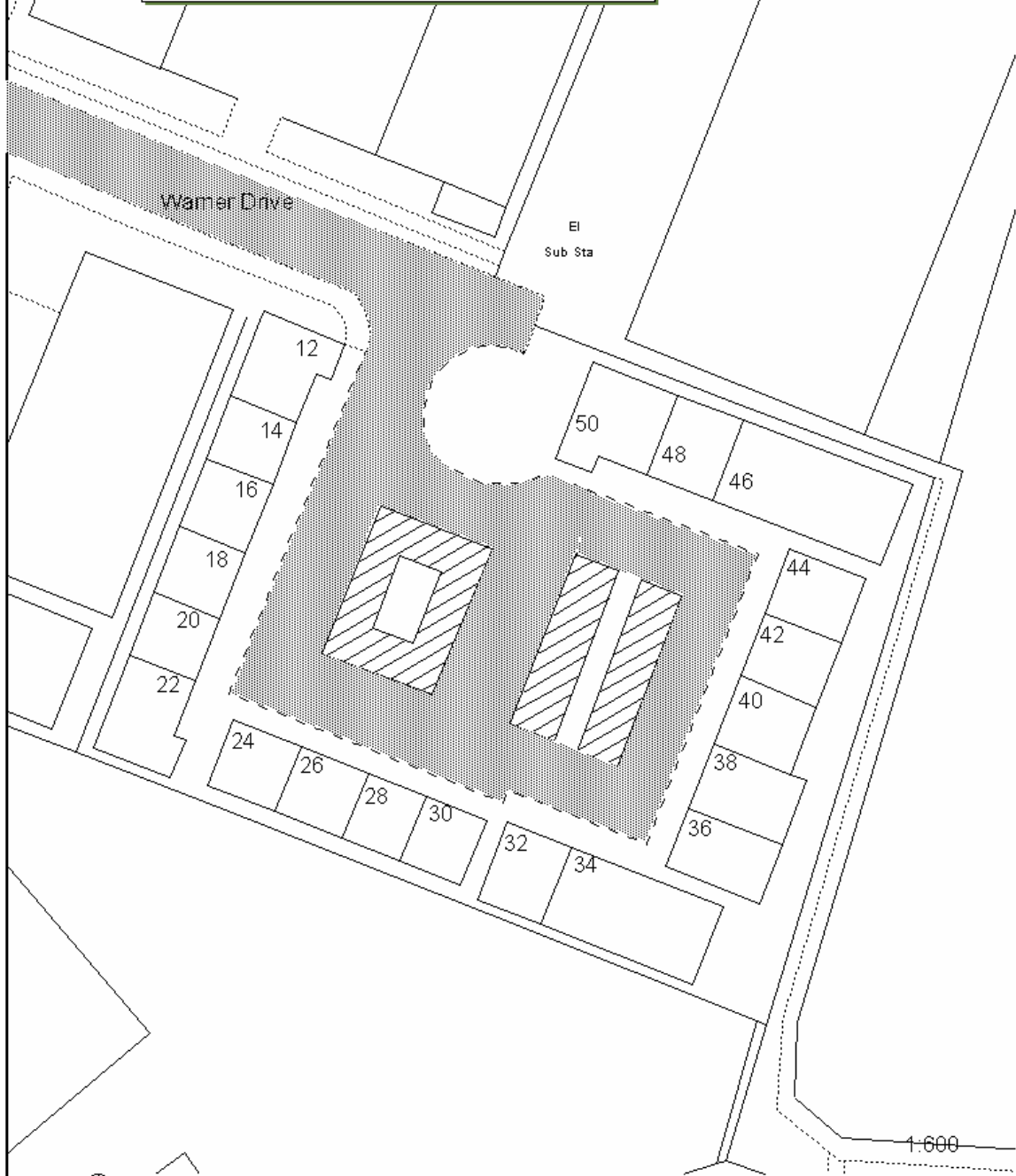
## VIEWING

By appointment with the Asset Management Section, Causeway House, Bocking End, Braintree, Essex, CM7 9HB - Contact Janet. Whyte - Tel. No. (01376) 551414.



"Whilst every care has been taken to ensure that the information contained in these particulars is accurate, applicants should make their own inspections and enquiries to ensure that they are satisfied as to the accuracy of the particulars before entering into any contract. The particulars themselves do not constitute an offer or contract, nor do they form any part or contract".

Units 12-50 Warner Drive, Springwood Ind. Estate,  
Braintree



March 2003