

TO LET INDUSTRIAL UNIT

3 Enterprise Court, Lakes Road,
Braintree, Essex CM7 3QS.



18-20 Bank Street,
Braintree, Essex, CM7 1UP
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T 01376 322 222



RECENTLY REFURBISHED TERRACED INDUSTRIAL UNIT IN A POPULAR SMALL INDUSTRIAL ESTATE ON THE EASTERN OUTSKIRTS OF BRAINTREE TOWN CENTRE

- Gross internal floor area approx. 1259 sq ft (117 sq m).
- Roller shutter door
- Potential trade counter use (subject to planning)
- Front yard and loading area
- Two fully fitted offices
- Parking space on forecourt

£10,750 Per Annum

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

LOCATION

Enterprise Court is located off Lakes Road which is part of the main access route between Braintree town centre and the Freeport Designer Outlet Village.

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.

ACCOMMODATION

A terraced industrial building with two fully fitted offices, and wc extending to 1259 sq ft (117 sq m) gross internal area. Front forecourt for loading/unloading, parking. The building has been recently refurbished.

TERMS

The property is available on a new full repairing and insuring lease for a term of 5 years. The lease is to be outside the renewal provisions of the Landlord and Tenant Act 1954.

SERVICES

Mains water, electricity and drainage are connected.

Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

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

LEGAL FEES

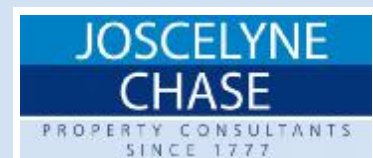
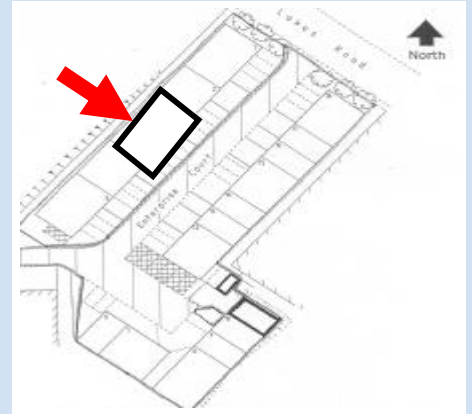
Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

VIEWING

Strictly by appointment with JOSCELYNE CHASE, please ask for Paul Bird, TEL: (01376) 554518.



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