

Coke Gearing

consulting

Chartered Surveyors

100 Skyline, Avenue West,
Braintree CM77 7AL

73,340 sq ft warehouse including office

- Self-contained site with separate yard
- Eaves height 8 m / 6 m
- First floor office accommodation
- Car parking
- Three dock and three level access doors



TO LET

WWW.COKEGEARING.CO.UK

LOCATION

Braintree is located approximately 50 miles northeast of Central London, 12 miles north of Chelmsford and 18 miles to the east of Bishop's Stortford (and Stansted Airport).

Braintree is a popular commuter location for individuals, serving both London and Stansted Airport, and has a regular rail service to London (Liverpool Street) with a fastest journey time of approximately 60 minutes.

The town, particularly this specific location, enjoys excellent road communications being situated directly adjacent to the A120 and A131 trunk roads. The A120 provides dual carriageway access to Stansted Airport and Junction 8 of the M11; thereafter the M11 provides access southwards to the M25 and northwards to Cambridge, the A1M and A14.

Braintree's connections to the city of Chelmsford have recently been significantly improved with the opening of the Beaulieu Park relief road and bridge which connects the Boreham Interchange with the A12 at Chelmsford, directly off the A131, improving travel times on that particular route.



DESCRIPTION

Constructed in circa 2018 and totalling approximately 73,536 sq ft including office content.

Set on a slightly sloping site, the building is constructed with the offices and a separate smaller warehouse area to the eastern elevation, stepping down to the major warehouse area. The main warehouse area has an eaves height to haunch of 8 metres, and a smaller area and eaves height to haunch of 6 metres. The first floor offices were originally open plan but have been sub-divided to create a main area plus boardroom and some ancillary space.

The property sits on its own self-contained site with separate yard area and car parking, including three dock and three level access doors.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Warehouse / Office GEA	73,188	6,799.39
Gatehouse	152	14.12
Total	73,340	6,813.51

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

Assignment of Lease

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating: A – 14

ANTI MONEY LAUNDERING

In accordance with the latest AntiMoney Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

LEASE DETAILS

We are offering a lease assignment of the FRI term which expires in September 2046.

The passing rent is £843,500 pax (equating to approximately £11.50 psf).

The lease was varied in September 2024 to remove the Open Market rent reviews and now linked annually to the CPIH (upward only) at 1% collar/3% cap.

A sub-letting would be considered.



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Details prepared on 30/04/26