

Coke Gearing

consulting

Chartered Surveyors

1 B Cooper Drive, Springwood Industrial Estate, Braintree,
CM7 2RF



FREEHOLD OFFICE BUILDING

2,527 sq ft (234 sq m)

For sale / To Let

- Spacious office space over two floors
- Semi-detached building with doorstep parking
- Great storage space
- Established and popular business park

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LOCATION

1B Cooper Drive is situated on the well-established Springwood Industrial Estate, one of Braintree's principal commercial and industrial locations, approximately one mile west of Braintree town centre. The estate provides excellent road connectivity, being less than 0.5 miles from the A120, which provides direct access to the M11 at Junction 8 and onward to Stansted Airport and Cambridge, as well as links towards the A12, Colchester and the East Coast ports. Braintree town centre and railway station are readily accessible, with regular mainline services to London Liverpool Street. The surrounding area is well established for industrial, trade and commercial occupiers, providing a strong and convenient location for a range of business uses.

DESCRIPTION

The property comprises a two-storey commercial building providing versatile accommodation across both floors. The ground floor is currently configured as a stockroom, office and workshop, providing practical space for storage and operational use. The first floor is predominantly arranged as office accommodation and benefits from a WC, kitchen area and additional storage cupboard. The property also benefits from six dedicated car parking spaces, providing convenient on-site parking for staff and visitors. The flexible arrangement makes the property suitable for a variety of office, trade, business and commercial uses.

- Perimeter trunking
- Two large private office suites on ground and first floor
- Six dedicated parking spaces
- Flexible accommodation to suit a variety of businesses

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	1,264	117
First Floor	1,264	117
Total	2,527	234

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

Rent and Terms

The property will be available to let by way of a new FRI lease on terms to be agreed at £41,662 pa (Subject to VAT)

Purchase Price

For the freehold we are quoting £480,000

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)

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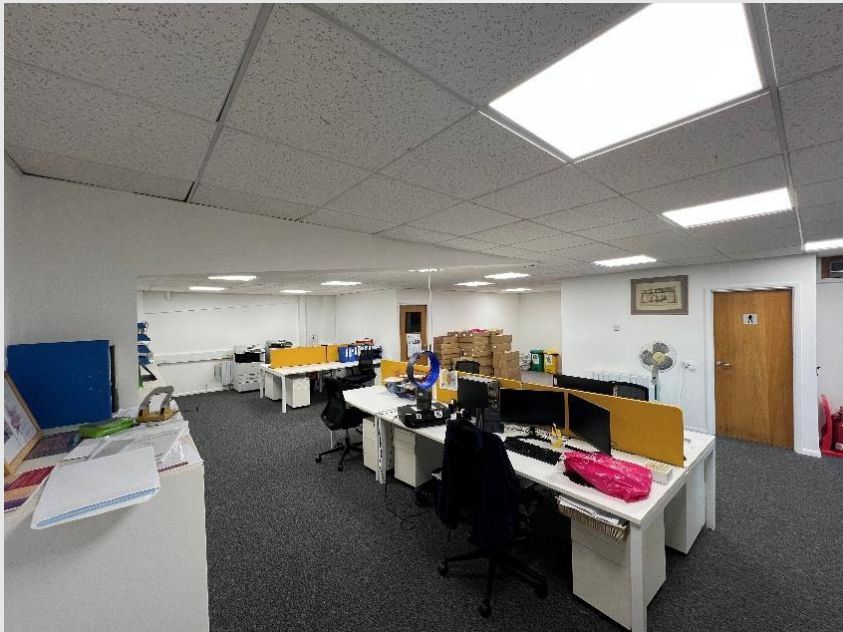
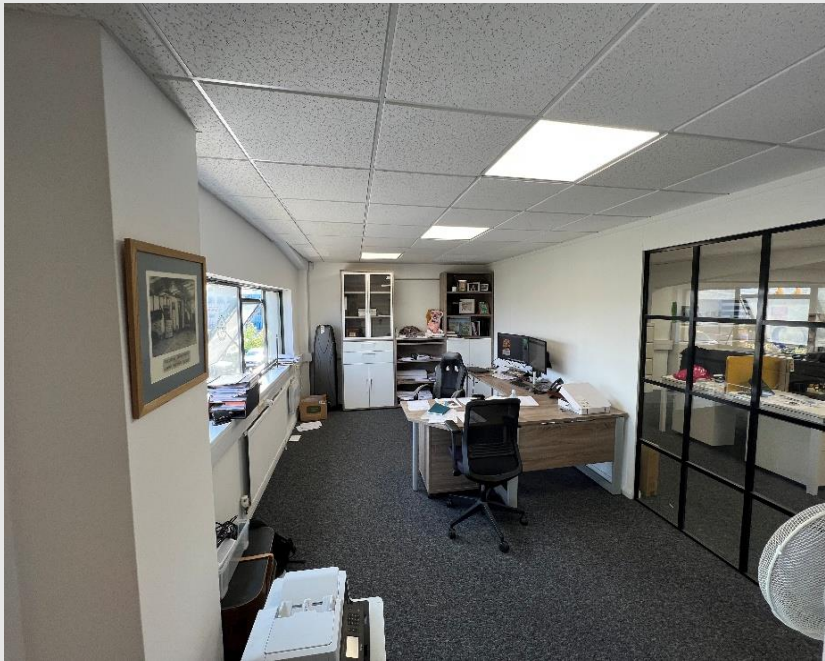
ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant / purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.





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Details prepared on 11/08/2026