

Coke Gearing

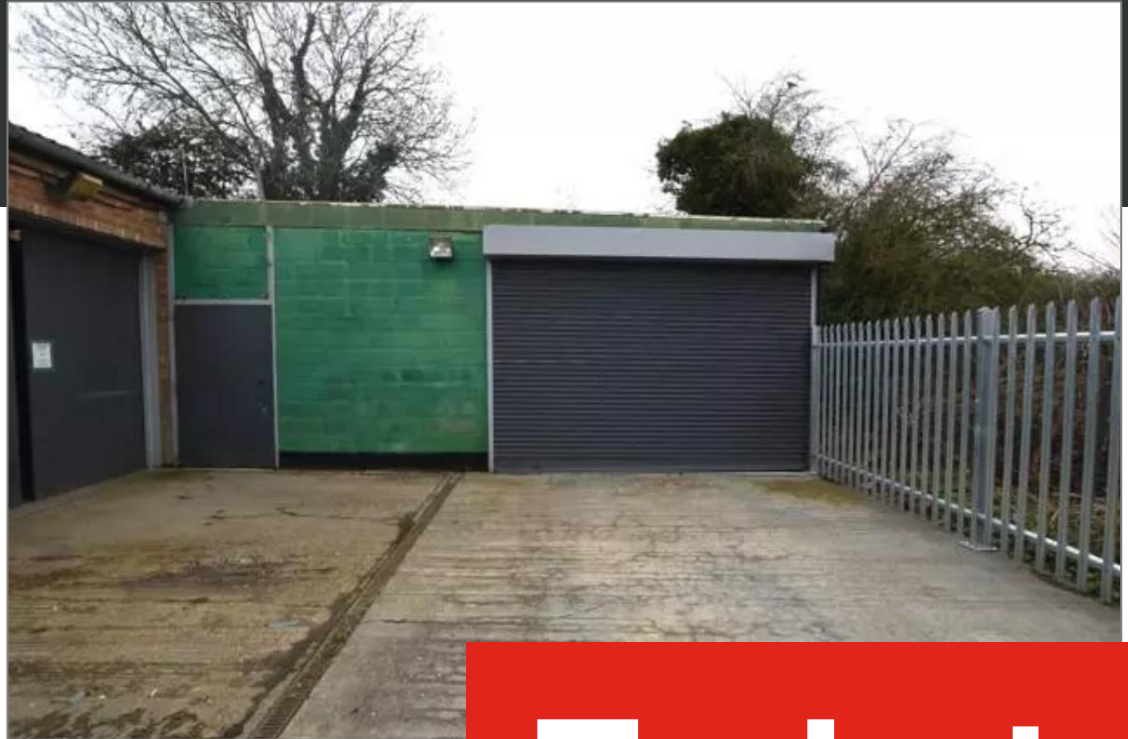
consulting

Chartered Surveyors

Unit 1 & Rear Yard, Harrison
Drive, Braintree, Essex CM7 1DE

Warehouse / Industrial with secure yard
716 sq ft / 66.51 sq m

- Secure & gated yard
- Three phase power
- Close proximity to the A120 and M11 /
Stansted Airport
- Class E Commercial, business and service
uses B2 & B8 Use



To Let

WWW.COKEGEARING.CO.UK

LOCATION

Harrison Drive is located approximately 0.5 miles to the south of Braintree town centre and approximately 1.5 miles from the A120 dual carriageway which provides convenient access to the M11 and Stansted Airport to the east. Braintree railway station is located approximately 0.8 miles from the property and offers regular services to London Liverpool Street with a journey time of approximately one hour.

DESCRIPTION

The property comprises an industrial/warehouse unit situated in a private, secluded position to the rear of Harrison Drive. The unit benefits from exclusive use of a concrete yard extending south from the building to the access road, providing external storage space. The yard is well suited for vehicle storage or related operational uses. The unit benefits from a roller shutter door and WC facilities.

ACCOMMODATION

Accommodation	Sq ft (approx.)	Sq m (approx.)
Unit 1	716	66.51

TENURE

The property is available by way of a fully repairing and insuring lease (FRI), terms to be agreed.

RENT

£16,950 per annum exclusive

ANTI MONEY LAUNDERING

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

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

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant.

LEGAL & PROFESSIONAL COSTS

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

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D – 97

A120



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Details prepared on 05/05/26