

**TO LET - BRAINTREE**  
**Modern Warehouse/Industrial unit**  
**Approx 1,268ft<sup>2</sup> (117.8m<sup>2</sup>)**



- Available now
- Nil business rates for eligible tenant
- No VAT applicable

**22 FINCH DRIVE SPRINGWOOD INDUSTRIAL ESTATE**  
**BRAINTREE CM7 2SF**

**DESCRIPTION:**

**Number 22** is the left-hand side of a pair of units of steel portal frame construction. Pedestrian access to the unit is via a small office. The main warehouse, which has 3 phase electricity, is accessed via an up and over shutter door. There is a WC located on the right-hand side of the building and fire escape door in the back wall. The property is approximately 9.5m wide by 12.45m deep with a maximum eaves height of 6m with an GIA of 1,268ft<sup>2</sup> (117.8m<sup>2</sup>). The EPC rating is E106. The premises is to be offered newly decorated and ready for occupation now

**RENT:** £1,350pcm (no VAT applicable)  
**RATEABLE VALUE:** £10,250 nil rates payable for eligible tenant

**LOCATION:**

Located in a quiet cul de sac at the end of Finch Drive which is situated on the Springwood Industrial Estate on the western side of Braintree. The estate is positioned approximately ¾ mile from the town centre and approximately ½ mile from the A120 which has excellent links to Stansted and the M11 (J8).

**PARKING:**

Parking available outside the unit.

**TERMS AND CONDITIONS:**

The premises are to be offered, subject to contract, on new full repairing and insuring lease, with estate charge if applicable, for a term to be agreed. Rent payable monthly in advance – a rent deposit will be required.

**LEGAL COSTS:**

Each party is responsible for their own legal costs.

**VIEWING:** By appointment with Robert Dewar Associates on **01245 350160**

**204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

