



2 Driberg Way Braintree CM7 1NB

DESCRIPTION: Unit 2 comprises a self-contained commercial premises with separate office suite and two distinct warehousing areas. There is parking and yard area to the front of the building which is accessed direct from Driberg Way. EPC rating B48

Available as a single unit totalling 9,670ft² however the landlords are prepared to split in to 2 warehouse units and an self-contained office suite that can be let independently of the warehouse units. The refurbishment works required are subject to discussion.

Both warehouse areas have up and over roller shutter doors and will be offered with WC's and pedestrian doors.

Warehouse 2 has a small, gated yard.

Available accommodation:		Rent exclusive of VAT:	
Single area:	9,670ft ²	£96,700pax	£8,058.33pcm
Warehouse 1:	4,850ft ²	£48,500pax	£4,041.66pcm
Warehouse 2:	3,670ft ²	£36,700pax	£3,058.33pcm
Offices:	1,150ft ²	£11,500pax	£ 958.34pcm

RATEABLE VALUE: £63,000 for single unit – tbc is split

LOCATION: The property is in Braintree town in an established commercial area, south of the town center, fronting on to Driberg Way. Braintree is situated on the A120 providing good road links east to west and putting Stansted airport only 18 miles to the West. In addition, the town has a railway station providing services to London Liverpool Street within 1 hour.

TERMS AND CONDITIONS: Available on new full repairing and insuring leases on terms to be agreed - We understand the property is connected to mains water, drainage. Interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links. Each party to bear their own legal costs.

VIEWING:

By appointment with Robert Dewar Associates 01245 350160



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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