TO LET / FOR SALE



Skyline 120 Business Park, Unit 10a/10b Avenue West, Braintree, CM77 7AA

INDUSTRIAL WAREHOUSE TO LET MAY SELL

Tenure	To Let / For Sale
Available Size	32,007 to 83,432 sq ft / 2,973.55 to 7,751.09 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- Dock Level & Level Access
- Office space
- Large Secure Yard
- Extensive Car Parking
- 10m Eaves
- Can be taken together or separately

Description

The buildings known as 10A & 10B both benefit from independent office accommodation and a 10m eaves height to
haunch but are fully interconnected if required.
Unit 10A has seven dock levellers and one level access door.
The office accommodation and overall warehousing is currently being refurbished.

Location

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 on the A12 at Chelmsford directly with the A131, improving travel times on that particular route.
The popular Skyline Business Park has developed over a number of years and is now fully established, being home to a number of high quality occupiers including, amongst others, On-site Modular Homes (Weston Homes), Saffran Aviation, Alphasense, Nexus Infrastructure and Connectix. There is a pub, children's day nursery and a significant
Tesco store all close by.

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)

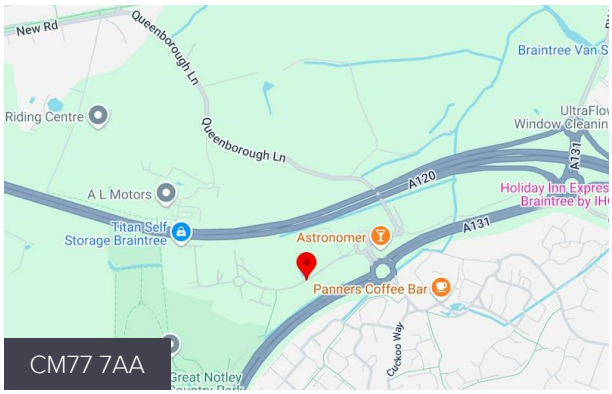
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 10a	51,425	4,777.54	Available
Unit - 10b	32,007	2,973.55	Sold
Total	**83,432**	**7,751.09**	







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