FOR SALE

Industrial/Warehouse with Secure Yard

17,258 sq. ft. (1,603 m²)

7 BENFIELD WAY

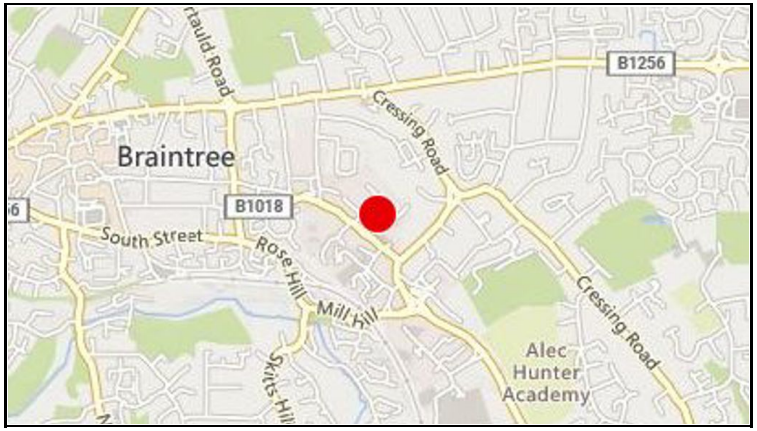
Braintree, Essex, CM7 3YS



- **Rare freehold opportunity**
- **Warehouse/workshop & offices**
- **Secure yard/parking area & yard/compound**
- **Immediate occupation**
- **Self-contained**
- **Braintree town centre**

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LOCATION

Benfield Way is located in Braintree town centre and comprises an established commercial location. The B1018 to the south, provides vehicular access to Braintree Freeport and the A120, approx. 1.25 miles to the east, with Stansted Airport and the M11 (J8) approx. 10 miles to the south. Braintree railway station, which provides a regular service to London Liverpool Street, is approx. 0.25 miles to the south west.

DESCRIPTION

7 Benfield Way comprises a self-contained industrial/warehouse property with two storey office block to the front elevations. The warehouse/workshop element provides an original area and later extension. There are two full height shutter doors. Externally there is a secure yard/car park area to the front and a further yard/compound to the east elevation of 13,170 sq. ft/0.30 acres. The property has 3-phase power, kitchenette and ground floor W/C's.

ACCOMMODATION

Ground Floor	15,653 sq. ft. (1,454 m²)
First Floor	1,605 sq. ft. (149 m²)
Total	17,258 sq. ft. (1,603 m²)
Yard/compound	13,170 sq. ft. (0.30 acres)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered for sale upon freehold terms.

PRICE

£2,350,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Braintree District Council for verification of the rates payable.

EPC

The property has an EPC Rating of 65 - C .

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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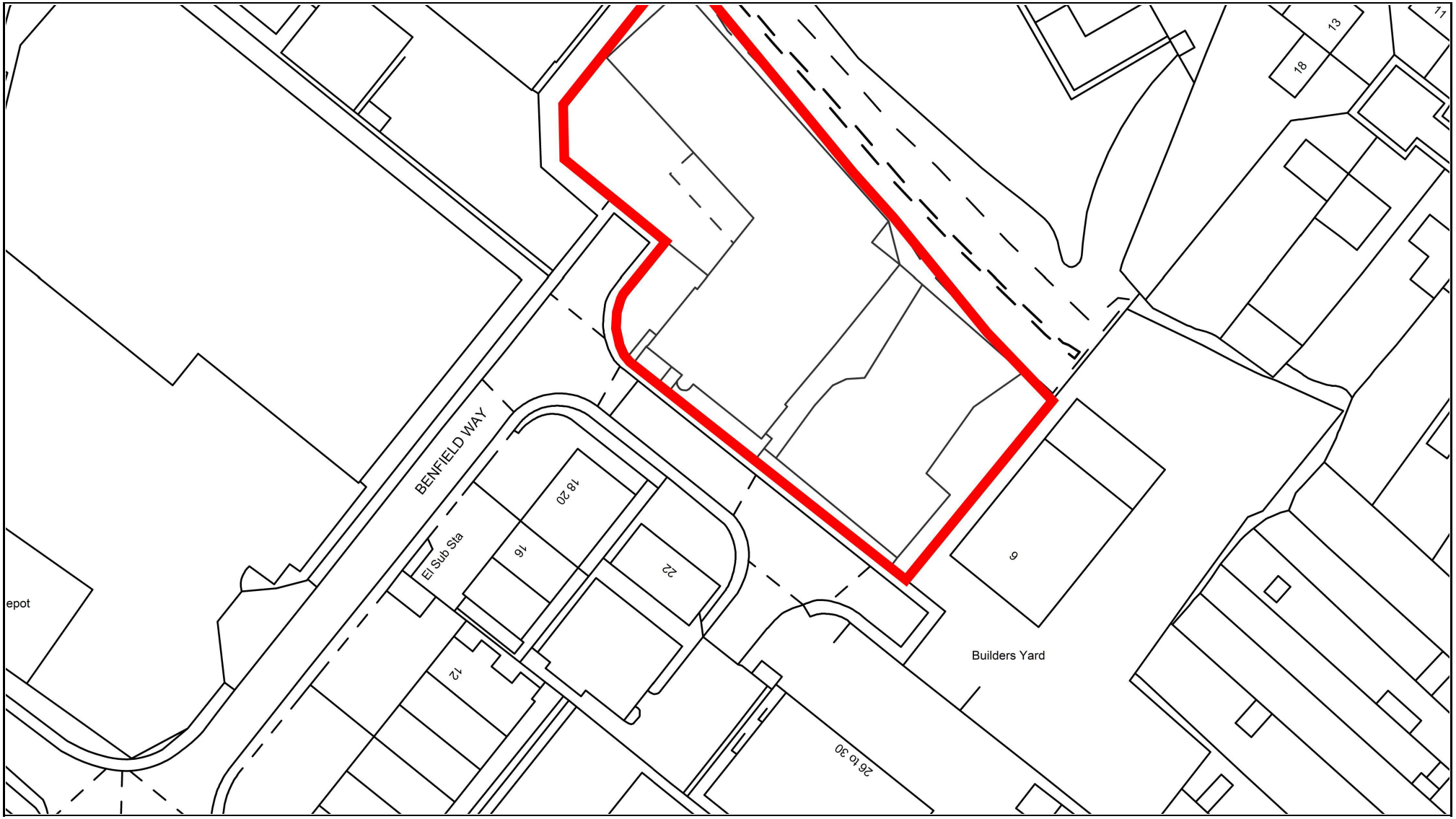






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