

Industrial unit | **TO LET**

Unit 8 EOS, Braintree, Essex CM77 7BA

- CG 8m clear internal height
- CG 2 level access doors
- CG EPC A
- CG Up to 29m yard depth
- CG 18 car parking spaces

16,666 sq ft | 1,548.3 sq m

Coke Gearing

CHARTERED SURVEYORS

Location

EOS is located within Horizon 120 Business Park in Braintree, offering direct access to the A120 and strong transport links to the M11, Stansted Airport and the wider South East region.

Its position supports efficient movement of goods across key logistics routes, while also benefitting from proximity to regional centres like Chelmsford and Cambridge. The area provides a growing local workforce and modern infrastructure, making it well-suited for industrial and logistics operations.

Description

The premises are of steel portal frame construction with profile steel clad elevations under a pitched roof which incorporates translucent roof lights & PV panels. The warehouse has a minimum eaves height of approx. 8m and pitch height of approx. 10m

Vehicular access is available via two automatic roller shutter doors which are on the side elevation within the secure yard area (yard depth of max 29m), alongside

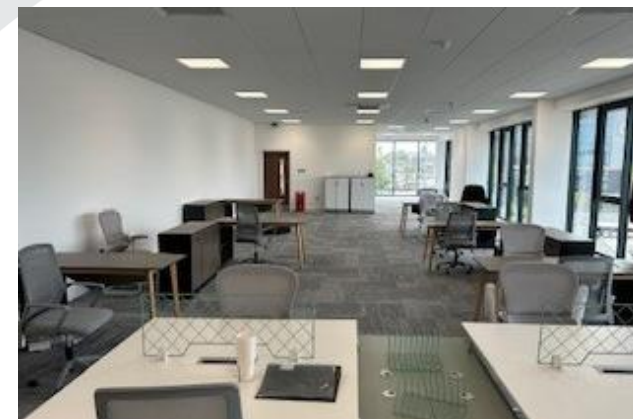
Pedestrian access is via personnel door to the front elevation for convenient entry and exit. To the GF there is a reception area with further facilities and internal access into the warehouse. The staircase leads to the first floor, which comprises a spacious open-plan office.

Externally, there is on site car parking for 18 cars, EV charging availability, plus loading / unloading space.

Accommodation

	Sq Ft (approx.)	Sq m (approx.)
GF Warehouse / Reception	14,601	1,356
FF Offices	2,065	192
Total	16,666	1,548





Terms

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed or on an assignment basis

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping & lighting. The approx. cost for the current year is available by request.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is available by request.

Business Rates

We have been informed that the rateable value is £146,000. We therefore estimates that rates payable are likely to be in the region of £79,716 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

Anti-Money Laundering

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

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class A – 8 of the energy performance assessment scale.

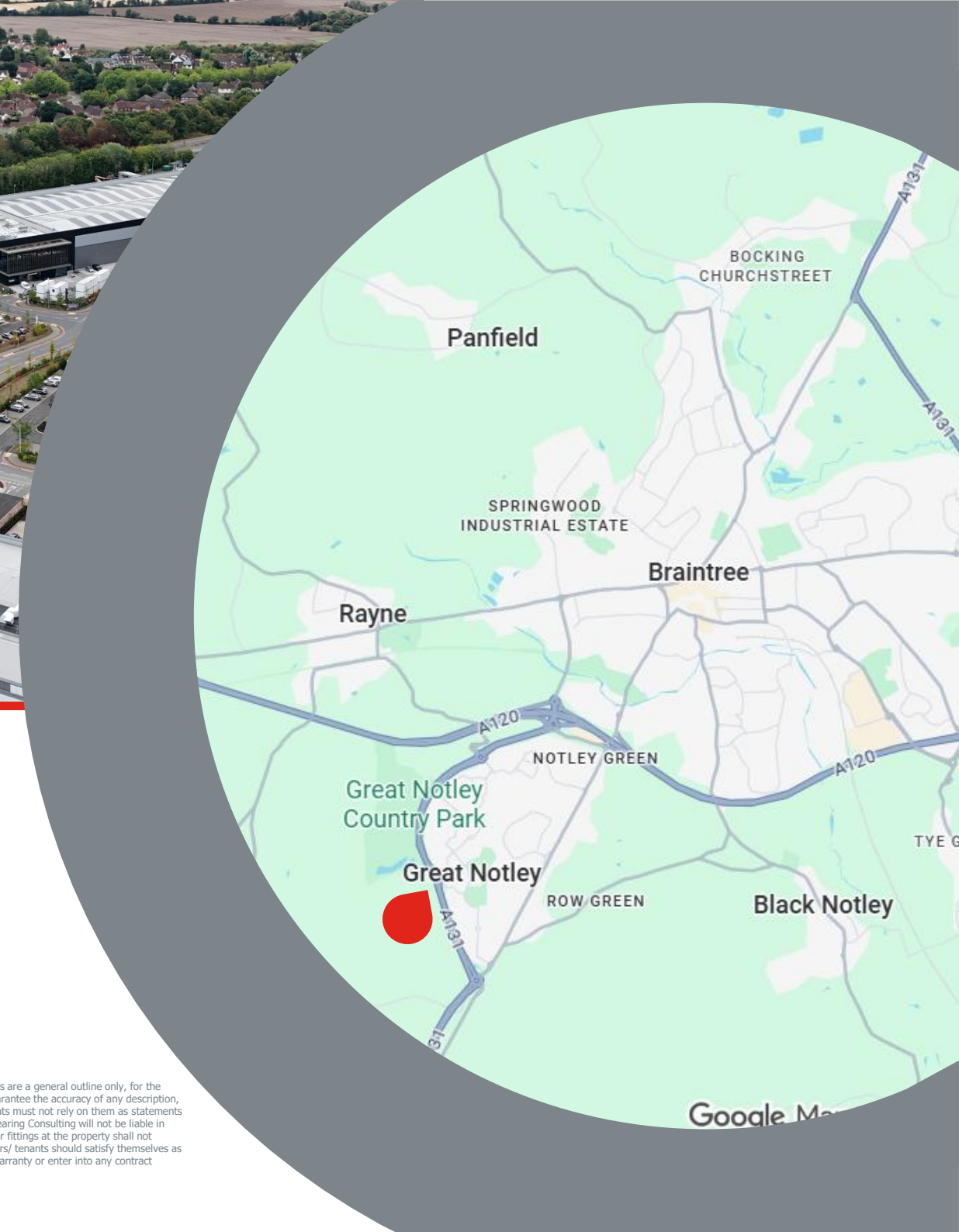
A full copy of the EPC assessment is available upon request.

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.

Legal Costs

Each party will bear their own legal costs involved with this transaction.



Viewings

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CBRE

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