

# 51-53 Broton Drive, Broton Trading Estate, Halstead, Essex CO9 1HB



On the instructions of Lloyd Biscoe and Jamie Taylor of Begbies Traynor, Joint Liquidators to 3D Moulding Limited.

## Industrial/Business Unit 6,423 sq ft (597 sq m)

- 16'6" (5.0 m) eaves height
- Full height loading door
- On site parking
- Immediate possession available
- Freehold For Sale £250,000



**Edward  
Symmons**

**020 7955 8454**

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### Situation

Broton Drive is situated immediately off Butler Road and forms part of an established trading estate to the north and on the edge of the town centre.

The A131 High Street connects with Sudbury (8 miles) to the north east and the A120 at Braintree, some six miles to the south west which provides dual carriageway access to the A12, London Stanstead Airport and the M11 at Junction 9.

### Description

Two adjoining industrial/business units being of a steel frame construction with brick and steel clad elevations under a pitched roof incorporating translucent panels.

- Mix of private and open plan offices
- Staff and WC facilities
- Parking for six vehicles
- Gas fired central heating
- 16'6" (5.0 m) eaves height
- 6'6" (2.0 m) headroom beneath first floor

### Floor Areas

All gross internal areas are approximate

|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 3,960 sq ft | 368 sq m |
| First Floor  | 2,463 sq ft | 229 sq m |
| Total        | 6,423 sq ft | 597 sq m |

A second floor has been installed to the roof space providing 1,130 sq ft (105 sq m) of light storage.

### Agent's Note

An electricity sub station has been installed on land to the rear for which rights of entry to repair and maintain exists.

### Tenure

Freehold

### Price

Offers are invited in the region of £250,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

### Legal Costs

Each party shall bear its own costs.

### Viewing

Contact Graham Free or Ian Bell  
 Tel 020 7955 8454  
 Fax 020 7403 1947

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## 2 Southwark Street, London Bridge, London SE1 1TQ

#### Misrepresentation Act 1967

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