

01206 577667

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 **Whybrow**

High Specification Office Suites – To let



Heybridge Business Centre, Maldon, Essex, CM9 4ND

Rent: From £4,816 Per Annum Exclusive

172-760 Sq. Ft (16-71 Sq. M)

- Excellent Access
- Associated Roads Including the A14
- Ample on Site Parking with on Site Management
- Offices are available on flexible terms

Location

From London and the M25, head east on the A12 in the direction of Chelmsford and exit at junction 18. Follow A414 signs in the direction of Maldon until arrival at Heybridge. From Ipswich and Felixstowe head west along A12 and exit at junction 21b signposted Hatfield Peverel and turn left onto B1019 and follow signs to Maldon until arrival in Heybridge. The Bates 'Heybridge House' Industrial Estate and Business Centre is located on the Heybridge Causeway.

Description

The Heybridge Business Centre is adjacent to The Heybridge Industrial Estate, just off The Causeway in Maldon. Offering fully serviced, air conditioned, individually furnished suites in a wide variety of sizes, The Business Centre is able to satisfy a diverse range of office requirements. If you would like to know more about our availability, please call 01708 346777 and ask to speak with a member of the property team.

Terms

The offices are available on flexible lease terms for a period of years to be agreed subject to VAT at the prevailing rate and exclusive of service charge. Further details can be provided upon request.

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

Accommodation & Rent

The following suites are available to let on flexible lease terms:

Unit No.	Floor Areas Sq. ft	Rent p.a.x.
FF05	188sq. ft	£5,264
FF07	172 sq. ft	£4,816
FF08	172 sq. ft	£4,816
FF09	172 sq. ft	£4,816
FF10	760 sq. ft	£21,280
SF08	172 sq. ft	£4,816
SF09	148 sq. ft	£4,144

Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

Energy Performance Certificate

Details available upon request.



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