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 **Whybrow**

## Open Storage Land - To Let



### Land At Rear of Bentalls Complex, Colchester Road, Heybridge, Maldon, Essex, CM9 4NW

Asking Rent: **£45,000 per annum exclusive**

**0.5 – 2 Acres (1.62 Hectares)**

- Large Surfaced Site For Storage
- Suit Various Uses, STP
- Flexible Lease / Licence Terms Available
- Secure Location

## Location

Maldon with a district has a population of 63,000 is located in east Essex and is situated on the River Chelmer. The town can be easily accessed via the new A414 to Chelmsford or B1019 which joins the A12 which in turn connects to the M25 to the west and the east coast ports to the north east.

The property is located to the north of Colchester Road, on the north eastern side of the River Blackwater behind the Bentalls Shopping Centre. Access to the site is via an unnamed road which provides access to the northern side of the property and the Bentalls Shopping Centre off Colchester Road.



## Description

The subject land comprises extensive concrete surfaced hardstanding at the rear of a complex of interconnected warehouses and the Bentalls neighbourhood shopping parade and forms part of a larger site extending to circa 9.4 acres (3.8 Hectares).

Vehicular access is provided via the estate road to the side of the main warehouse fronting the shopping parade.

## Accommodation

The site extends to approximately 2 acres and can be made available in parts from 0.5 acres upwards.

## Asking Terms

A new lease (or licence) excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954 for a maximum period of 3 years.

## Rent

The asking rents will equate to £45,000 per annum per acre plus VAT and exclusive of Business Rates, Service Charge and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Planning

The land is considered for open storage. Interested parties are invited to contact Maldon District Council on 01621 854477.

## Business Rates

The site will need to be reassessed for rates.



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