

01206 577667

 Whybrow

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Industrial Unit – To let



Unit 8, Heybridge Industrial Estate, Maldon, Essex, CM9 4XL

Rent: From £26,712 Per Annum Exclusive

3,339 Sq. Ft (310 Sq. M)

- Three Phase Power & Gas Supply
- Allocated and Communal Parking
- Available 1st June 2024

Location

The Heybridge House Industrial Estate is located on the eastern side of The Causeway and is within close proximity of Maldon town centre. The A12 trunk road can be accessed at Hatfield Peverel via the B1019 or at Chelmsford / Danbury via the A414. The A12 provides links to Chelmsford and the M25 to the west and Colchester and the ports of Harwich and Felixstowe to the east.

Description

The property comprises mid-terraced industrial/warehouse unit of steel frame and brick construction beneath a pitched insulated roof. The property benefits from a two storey office section to the front elevation together with WC facilities.

Heybridge House Industrial Estate is well maintained by the landlord and benefits from CCTV and an overflow car park for customers and staff.

Terms

The property is available on a new full repairing and insuring Lease on terms to be agreed.

Services

We understand the property is connected to mains water, drainage, gas and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

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.
Unit 8	3,339	£26,712

Planning

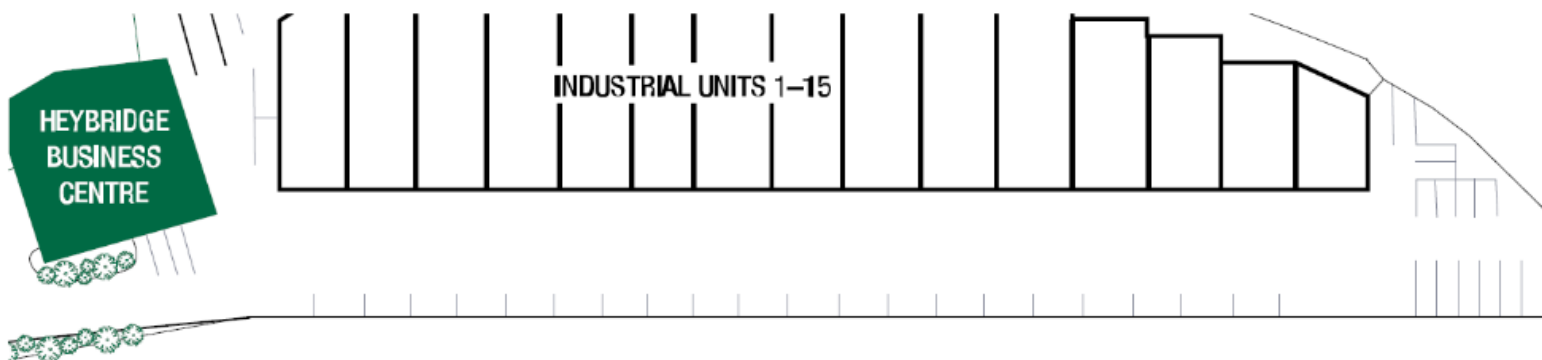
Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

We are advised that the premises have a rateable value, with effect from the 1st April 2024, of £22,250. Therefore estimated annual rates payable of approximately £11,102.75 (2024/25). Interested parties are advised to make their own enquiries.

Energy Performance Certificate

We have been advised the unit falls within Band D (98) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.





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