

# Unit 7 & 8 Blackwater Trading Estate

The Causeway, Maldon, Essex, CM9 4GG



## Key Highlights

- 16,444 - 43,932 ft<sup>2</sup>
- Excellent access to the A414 (5 miles to A12)
- Popular Industrial Estate
- Additional yard space of up to 3 acres available

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[savills.co.uk](http://savills.co.uk)



## Location

Maldon is a market town on the Blackwater Estuary in Essex which has a population of 14,220 (2011 Census). It is situated 10 miles to the east of the City of Chelmsford, 22 miles south west of Colchester and 7 miles south east of Witham.

The A414 links the town with the A12 at Chelmsford which provides access to the East Coast Ports of Felixstowe & Harwich to the north and the M25 at Junction 28 to the South.

The Blackwater Trading Estate is location on The Casuseway (B1018) and is accessed via a manned security gate.

## Description

The property comprises two interconnecting end terrace warehouse units on the Blackwater Trading Estate where other occupiers include Brooks Bros and Werner (Youngmans).

Unit 7 comprises a steel frame truss roof industrial building with 3 roller shutter loading doors to the side elevation. The unit has an eaves height of 6.09m (20'). In addition there is a lean-to extension to the front which has an eaves height of 4.36m (14,4").

Unit 8 comprises a steel portal frame building with roller shutter loading doors to the front and side elevations. It has an eaves height to the under haunch of 8.11m (26'7").

The units have block work internally to the lower elevations and are clad externally in insulated profile steel sheeting to the sides and roof.

## Accommodation

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

		ft <sup>2</sup>	m <sup>2</sup>
Unit 7	Warehouse	14,425	1,340.07
	Lean to Extension	2,019	187.52
Unit 8	Warehouse	27,488	2,553.73
<b>Total</b>		<b>43,932</b>	<b>4,081.95</b>

## Terms

The premises are available on a new effectively FRI lease for a term by negotiation at a rental of £315,000 pax (£7.17 psf). VAT is to be charged on the rent.

The units are available as a whole or alternatively separately to suite occupiers requirements.

## Service Charge

The tenant is to contribute to the cost of maintaining the estate on a proportional basis. For the current year this is estimated at approx. £0.50 psf.

## Buildings Insurance

The tenant is to reimburse the landlord the cost of buildings insurance premium.

## Services

Mains drainage, water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Planning

The property is believed to have consent for B8 Warehousing however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Maldon District Council on 01621 854477.

## Business Rates

The Tenant is to be directly responsible for Uniform Business Rates payable on the property. The property is to be re-assessed.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## Legal Costs

Each party to bear their own legal costs.

## Anti Money Laundering

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

## Viewing and further information

Strictly by prior appointment with the Sole Lettings Agents:

### Savills Chelmsford

Phil Dennis  
[pdennis@savills.com](mailto:pdennis@savills.com)  
07799 221113

### Kemsley

Tim Collins  
[tim.collins@kemsly.com](mailto:tim.collins@kemsly.com)  
07720 806194



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25<sup>th</sup> October 2023

