

# TOLLESBURY



# TO LET

**Unit 7c  
Monometer Business Park  
Woodrolfe Road  
Tollesbury CM9 8SE**

**FACTORY / STORAGE UNIT  
3,018 sq. ft. (280 sq. m.)**



**MAX EAVES HEIGHT 3.90M**



**ON-SITE PARKING**



**SINGLE STOREY UNIT**



**NEW LEASE AVAILABLE**



**RENT ONLY £14,625 PER  
ANNUM\*\* EXCLUSIVE NO VAT  
APPLICABLE**



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

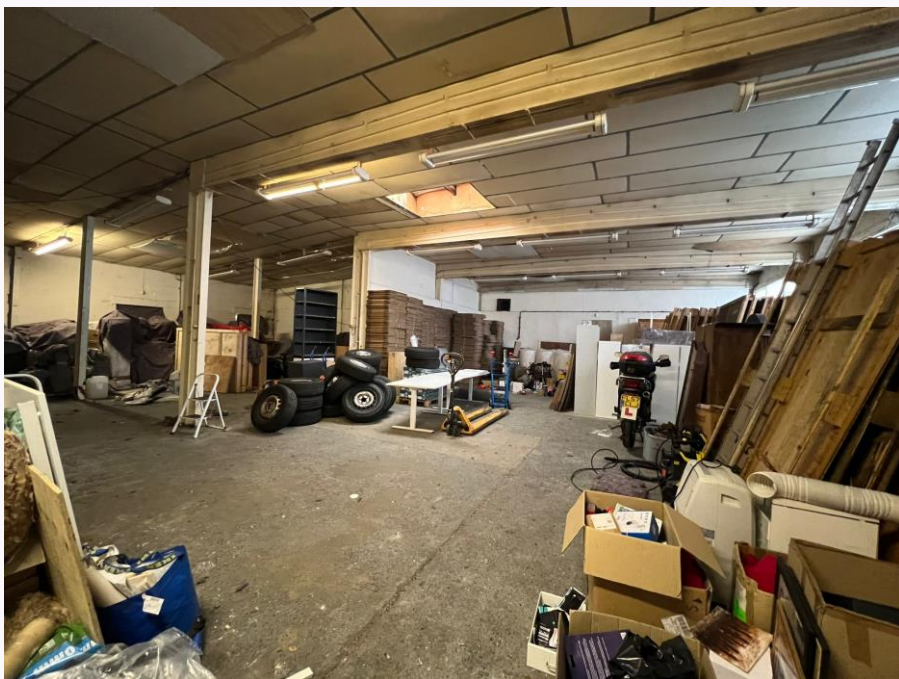
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is located on the Woodrolfe Road Industrial Area in the village of Tollesbury and forms part of the Monometer Industrial Estate. The Village of Tollesbury is situated on the northern bank of the River Blackwater accessed via the B1023 from Tolleshunt D'Arcy and some eight miles to the east of Maldon.

A terraced, single-storey factory/storage unit. The property offers mainly open-plan storage space with a shared roller shutter loading access, pedestrian entrance to the front and shared WC facilities.

The property also benefits from allocated parking.



## ACCOMMODATION

Total approx. area: 3,018 sq. ft.(280 sq. m)

Max eaves: 3.90m

Min eaves: 3.16m

## RENT

\*\*£14,625 per annum in the first year, exclusive, no VAT applicable

£19,500 per annum thereafter exclusive, no VAT applicable.

## TERMS

The premises are available upon a new lease, with terms to be agreed upon.

## EPC

Awaiting EPC Rating

## BUSINESS RATES

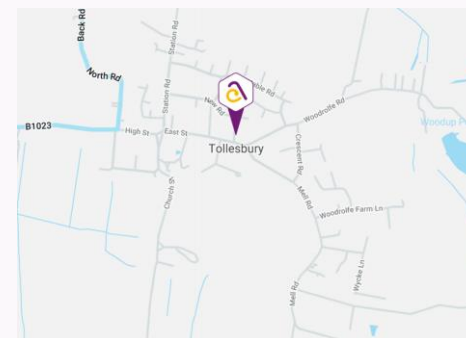
Interested parties are advised to confirm the rating liability with Maldon Council 01621 854477..

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## VIEWING

For further information and viewings, please contact Ayers & Cruiks.



### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)