

**TO LET**

**Warehouse Unit with Secure Yard**

43,932 sq. ft. (4,081 m<sup>2</sup>)

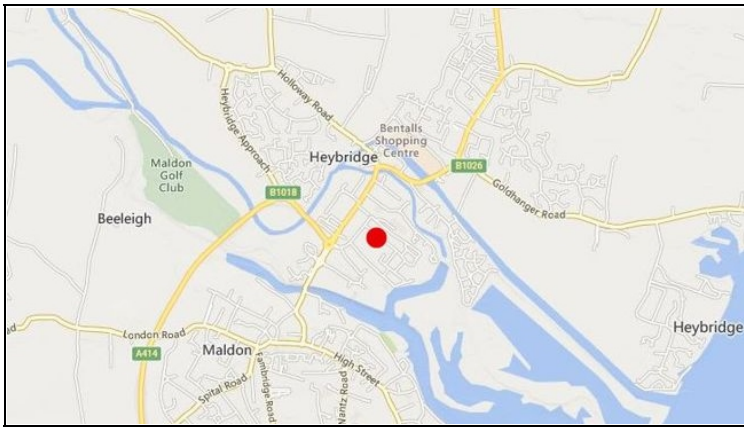
**UNIT 7 & 8, BLACKWATER TRADING ESTATE**

The Causeway, Heybridge, Maldon, Essex, CM9 4GG



- Established, secure industrial estate
- Two interconnecting warehouses
- 0.85 acre secure yard area (can be expanded)
- Eaves height 6-8m (19-26 ft)
- Racking included
- No office space

**KEMSLEY** LLP  
PROPERTY CONSULTANTS  
**01245 358988**  
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### LOCATION

Heybridge forms part of the larger town of Maldon, a market town on the Blackwater Estuary in Essex. It is situated 10 miles to the east of the city of Chelmsford, 22 miles southwest of Colchester and seven miles southeast of Witham. The A14 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 located on The Causeway (B1018) and is accessed via a manned security gate and benefits from 24-hour security.

### DESCRIPTION

The property comprises two interconnecting end terrace warehouse units. Unit 7 has an eaves height of 6.09m. In addition there is a lean-to extension to the front which has an eaves height of 4.36m. Unit 8 with an eaves height to the under haunch of 8.11m. Both units have a number of full height shutter doors. The property has florescent tubular lighting throughout and W/C's. There are no offices within the property. Office space is available elsewhere on site (via separate negotiation).

### ACCOMMODATION

Unit 7 Warehouse	14,425 sq. ft. (1,340 m <sup>2</sup> )
Unit 7 Lean To	2,019 sq. ft. (188 m <sup>2</sup> )
Unit 8 Warehouse	27,488 sq. ft. (2,554 m <sup>2</sup> )
<b>Total</b>	<b>43,932 sq. ft. (4,081 m<sup>2</sup>)</b>

Yard 0.85 acres (0.34 ha)  
*The above floor areas are approximate and have been measured on a gross internal basis.*

### TENURE

The premises are immediately available on a new effectively FRI lease for a term by negotiation.

### RENT

£315,000 per annum exclusive.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

Interested parties are advised to make their own enquiries of Maldon District Council for verification of the rates payable.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

The unit has an EPC Rating of C-71.

### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

### CONTACT

Strictly by appointment via joint sole agents:

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