

FOR SALE / TO LET

Logistics Warehouse

45,723 sq. ft. (4,248 m²) + 17,635 sq. ft (1,638 m²) Mezzanine

UNIT 1

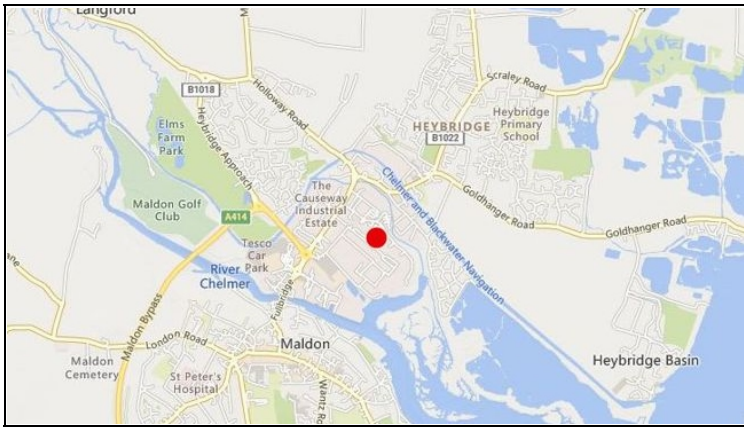
Quayside Industrial Estate, Maldon, Essex, CM9 5FA



- Bespoke logistics warehouse
- Canopied loading bay & 25,000 sq. ft. yard
- 19 dock level loading doors
- Two level loading doors
- 17,635 sq. ft. mezzanine
- Three storey office block

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Unit 1, Quayside Industrial Estate is located on Bates Road within the wider Causeway area of the village of Heybridge, which is adjacent to the town of Maldon. Heybridge is located approximately nine miles to the east of Chelmsford and 4.5 miles to the south east of Witham. Via Danbury (A414) or Hatfield Peveral (B1019) there is vehicular access to the A12 at Junctions 19 (Boreham Interchange) and 20B. Thereafter the M25 and London Gateway Port is to the west, Colchester, Ipswich and the ports of Harwich and Felixstowe are to the north east.

DESCRIPTION

The property comprises a single storey logistics warehouse with three storey office block constructed in 1998 and large mezzanine. The warehouse is clear space, with a maximum clear height of 10m (minimum 8m) and benefits from a large, canopied loading bay comprising 19 dock level loading doors and two surface loading doors. The offices are across three floors and provide a range of open plan, meeting rooms and staff facilities (kitchens & W/C's). Externally there is a secure yard area and a separate staff parking area. The property has all mains services, including 3-phase power and LED lighting to the warehouse.

ACCOMMODATION

Warehouse	38,809 sq. ft. (3,605 m ²)
Offices (three storey)	6,914 sq. ft. (642 m ²)
Total	45,723 sq. ft. (4,248 m²)
Mezzanine	17,635 sq. ft. (1,638 m ²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available for sale upon freehold terms or upon the basis of a new full repairing and insuring lease for an initial five or ten year term, subject to five yearly rent reviews.

PRICE / RENT

£6,150,000 exclusive. / £430,000 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.

EPC

The property has an EPC Rating of D - 76.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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