

Unit 8 Heybridge Industrial Estate, The Causeway, Maldon, CM9 4XL



WAREHOUSE/INDUSTRIAL UNIT

TO LET

3,339 sq ft (310 sq m)

- Excellent access/parking
- Loading door access
- Offices
- Six car spaces
- Vacant

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Heybridge House Industrial Estate is located just off the Causeway, close to the B1019, which, links with the A12 via Witham or Hatfield Peverel.

The property

A mid-terrace industrial/warehouse unit of steel frame construction under a pitched roof. The unit benefits from loading door access and incorporates office and toilet facilities.

Six car spaces are allocated on site.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 8	3,339 sq ft	310 sq m
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Terms

To be let on new, full repairing and insuring lease for a term to be agreed incorporating periodic static or upward only rent reviews.

Figures

Unit 8 £26,712 per annum exclusive.

A service charge is payable for maintenance of the common parts, further details on request. VAT is payable.

Business rates

The Rateable Value (2023) is £22,250 for Unit 8, making the rates payable approximately £11,102.75pa, however, interested parties must satisfy themselves fully in this respect.

Legal costs

Each party to be responsible for the payment of their own legal costs.

EPC

The EPC rating is D98, expiring August 2032.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

We have relied on floor areas and information provided by a third party, hence, all should be checked on site in due course.

Enquiries/viewing

Please contact us on 01621 855725 / 07775 804842 or email: jb@branchassociates.co.uk



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