

TO LET

£67,585 - £135,170 PER ANNUM

elwell taylor



BUILDING 1, HALL ROAD
MALDON
CM9 4LA

TO LET

- ATTRACTIVE GRADE II LISTED OFFICE SPACE
- EXCELLENT NATURAL LIGHT AND FLOOR-TO-CEILING HEIGHT
- WC'S ON EACH FLOOR
- 2X PASSENGER LIFTS
- STUNNING VIEWS OF THE LOCAL ESTUARIES

LOCATION

The property is situated to the north east side of Hall Road adjoining Colchester Road in Heybridge in a predominantly residential area. Bentalls Shopping Centre is situated close to the premises which counts national retailers such as Asda, WH Smith, smaller local tenants and a Doctor's Surgery. Maldon is located in the south-east of Essex, approximately 43 miles north east of London and equidistant between Chelmsford to the west, and Colchester to the south. Major transport nodes include Stansted Airport 23 miles to the north west and Southend Airport 24 miles to the south west and Ports at Harwich, Felixstowe, Tilbury and the London Gateway at Thurrock.

DESCRIPTION

The property comprises an attractive five storey Grade II listed converted office building together with two separate warehouse units. Building 1 is a former mill which has been converted into an office of traditional brick construction beneath a timber framed slate roof. The building provides well configured open plan office accommodation over the second and third floors. The timber roof beams and supporting steel pillars have been retained as a design feature and the offices are fitted out to a specification to include:

Raised floors

Full height timber framed double glazed windows



ACCOMMODATION

2nd Floor - 9,655 sq ft (897.0 sq m)

3rd Floor - 9,655 sq ft (897.0 sq m)

TOTAL - 19,310 sq ft (1,793.9 sq m)

CAR PARKING

5 spaces

TERMS

The property is available either as a single floor or together, for a term to be agreed, at the rental levels listed in these particulars.

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VAT

We understand the property is elected for VAT

BUSINESS RATES

All suites are currently listed separately for rating purposes. Further information upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

