

TO LET

£15,750 PER ANNUM

elwell taylor



THE OFFICES, HALL ROAD
MALDON
CM9 4LA

TO LET

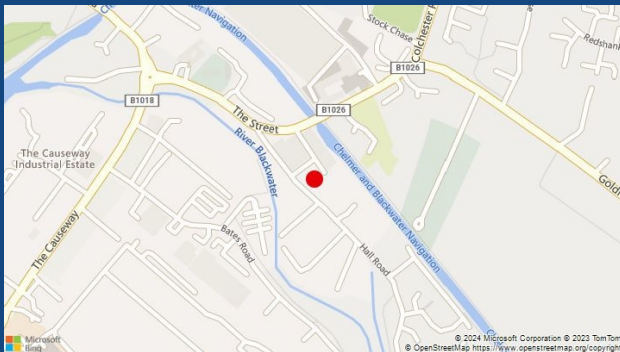
- OFFICE ACCOMMODATION
- EXCELLENT PARKING PROVISION
- POPULAR BUSINESS CENTRE LOCATION

LOCATION

The property is situated on the Old Maltings Business Estate, which is on the south side of Hall 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 a two-storey office unit comprised of a mix of open-plan and compartmentalised office accommodation. At ground floor level, glazed, double personnel doors open into a corridor accessing 4 small offices, with a kitchen/break-out area and WC. At the front of the unit are stairs leading to the open plan second floor, which also has a small end room, as well as kitchenette and WC/shower facilities. The offices are finished to a good standard, with surface mounted spot lighting, and are carpeted throughout. To the front of the unit is a large area suitable for car parking.



ACCOMMODATION

GIA: 627 sq ft (58.2 sq m)

CAR PARKING

3 spaces

TERMS

The property is available immediately, by way of a new fully repairing and insuring Lease, for a term to be agreed, at an annual rent of £15,750 per annum, exclusive of all other outgoings.

RENT

£15,750 Per Annum

VAT

We understand the property is not elected for VAT

BUSINESS RATES

Ground Floor RV: £3,750 pa. Rates Payable: £1,871.25 pa

First Floor RV: £6,300 pa. Rates Payable: £3,143.70 pa

Small business rates relief may apply.

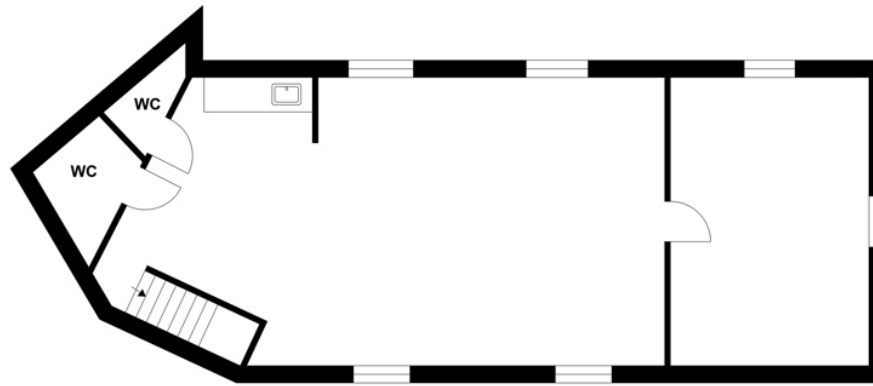
LEGAL COSTS

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

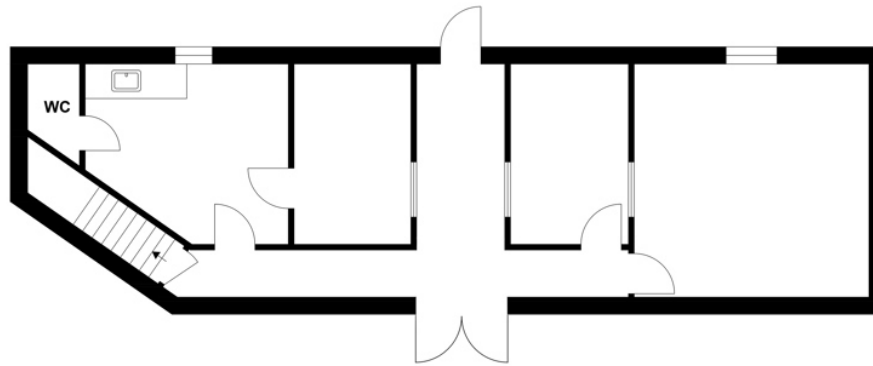
VIEWINGS

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





First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.