

FennWright

Ground Floor

Unit 1

West Station Business Park

Spital Road

Maldon

CM9 6FF

TO LET

**Modern Air Conditioned Offices
with Parking**

- 2,876 Sq. Ft. (267.15 Sq. M.)
- Quoting Rent - £10.00 Per Sq. Ft.
- Available Immediately
- Open Plan with Separate Board Room
- 7 Allocated Car Parking Spaces
- Internal Viewing Highly Recommended
- WC & Kitchenette Facilities



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022

Location

The premises are situated on West Station Business Park, an established trading estate located on the Western side of Maldon. The estate is accessed via Spital Road which closely links to the A414 providing easy access to the A12 (approx. 6 miles) via the village of Danbury to the West or Hatfield Peverel (approx. 5 miles) to the North West.

Description

The offices are located on the ground floor of an end of terrace building which was constructed in 2008. The offices benefits from suspended ceilings with LED lighting, heating/cooling, carpeting throughout, male and female toilets and a kitchenette. The accommodation is principally open plan with a reception area and single large meeting/boardroom. Please refer to the floor plan for further information. Externally seven car parking spaces are provided.

Accommodation

267.15 Sq. m 2,876 Sq. ft.

Services

We understand the property is connected to mains water, drainage, and three phase electricity. A fibre internet line is connected providing 100mbs upload/download speeds (up to 1 GB is available)

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

EPC

We have been advised the property falls within Class B (41) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Business Rates

The business rates are to be confirmed following reassessment from the Local Authority.

Service Charge

We understand there is a service charge for the upkeep of the external areas and estate road. The service charge is approximately £625 per annum plus VAT. Further details are available upon request.

Terms

The offices are available on a new lease for a term of years to be agreed. Our client is offering the offices at £10.00 per sq. ft subject to a minimum lease term of 5 years with a rent review on the 3rd anniversary of the lease term.

VAT

We understand VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

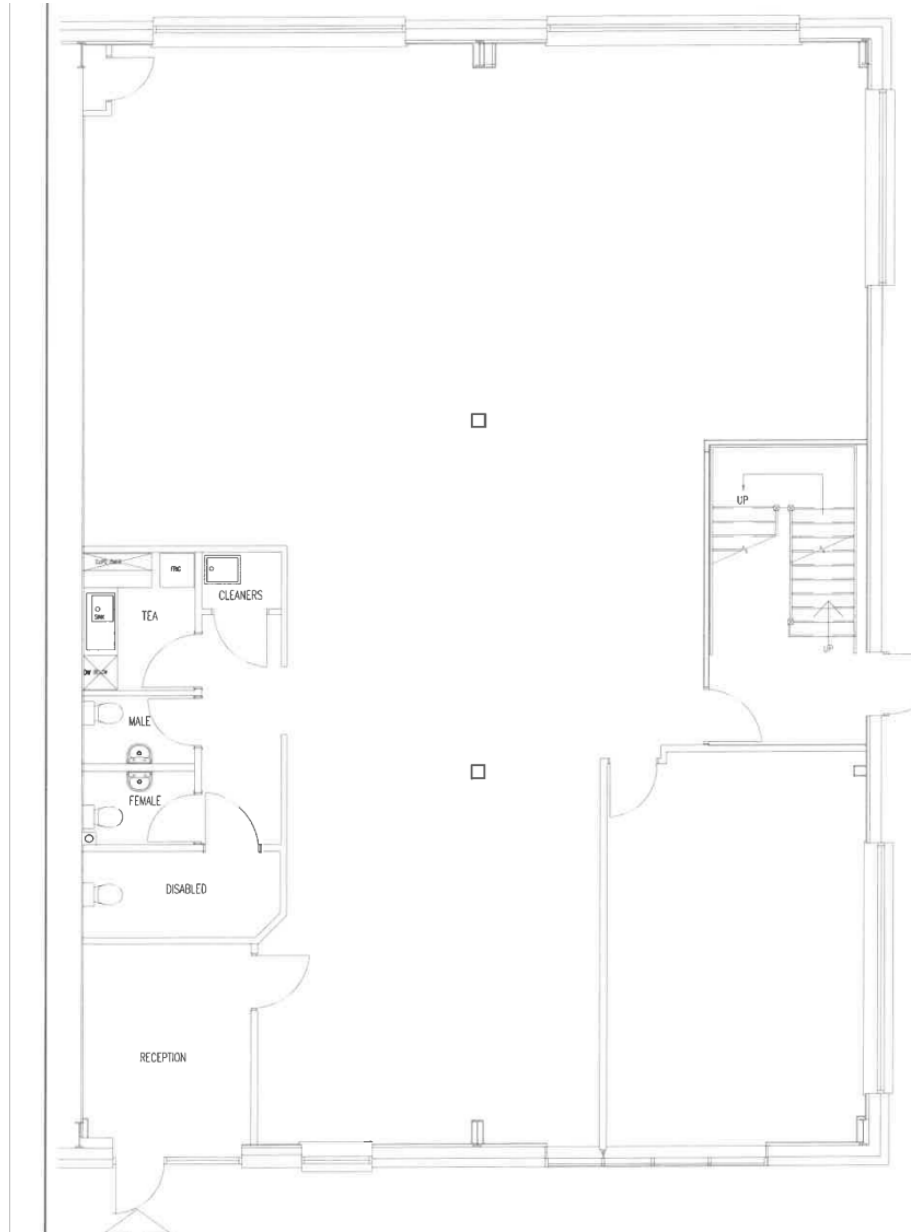
Viewing

Strictly by appointment with the sole agent:

James Wright
E: jw@fennwright.co.uk

John Logan
E: jdl@fennwright.co.uk

Ground Floor



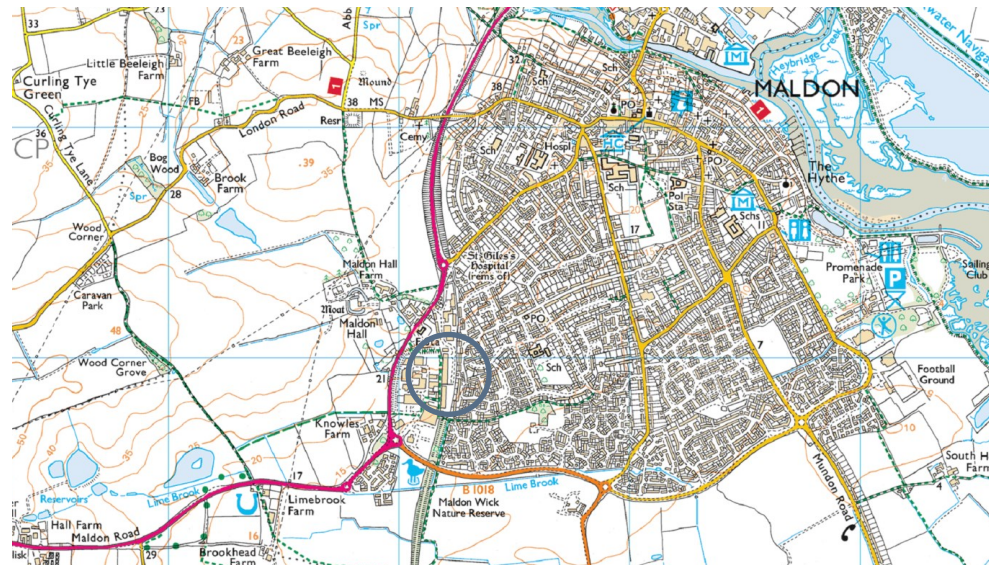
Please note the floor plans provided are indicative only and should not be relied upon.
We advise all interested parties to arrange a formal inspection.

FennWright

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