

FennWright

Unit 5 & 6 Galliford Road
Galliford Road Industrial Estate
The Causeway
Maldon
CM9 4XD

TO LET

**SUBSTANCIAL HEADQUARTER'S
INDUSTRIAL/WAREHOUSE
WITH SECURE YARD**

- 36,894 Sq. Ft. (3,427.52 Sq. M)
- Available Immediately
- Internal Height 9.00m at the Apex
- Viewing Recommended
- Established Industrial Estate
- Three Phase Power and Gas Supply
- Office Accommodation & Reception
- Staff Canteen and WC Facilities



Location

Galliford Road Industrial Estate is located on the western side of The Causeway and is within close proximity of Maldon town centre. The A12 trunk road can be accessed at Hatfield Peverel via the B1019 or at Chelmsford via the A414. The A12 provides links to Chelmsford and the M25 to the south west and Colchester and the ports of Harwich and Felixstowe to the north east.

Description

The property comprises a semi detached industrial/warehouse unit of steel portal frame construction beneath a pitched insulated roof. The warehouse benefits from gas blower heaters (not tested), two loading doors and a minimum eaves height of 5.30m and maximum height of 9.00m to the apex.

At the front of the property is a two storey office section which provides a mix of offices, reception, staff canteen, board room and WC facilities.

Externally the property benefits from a parking area to the front elevation with an additional parking and loading area to the side of the property within the secure yard.

Accommodation

The approximate Gross Internal Area is as follows:

Ground Floor

Warehouse	2,633.22 sq. m.	28,344 sq. ft.
Offices	260.12 sq. m.	2,800 sq. ft.

First Floor

Offices	260.12 sq. m.	2,800 sq. ft.
Mezzanine	274.06 sq. m.	2,950 sq. ft.

Total	3,427.52 sq. m.	36,894 sq. ft.
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Services

We understand the property is connected to mains water, drainage, gas and three phase electricity. 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 Band D (98) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Business Rates

Rateable Value - £157,000

Rates Payable (2023/24) - £80,384 per annum approx.

Local Authority

Maldon District Council
Princes Road, Maldon CM9 5DL
01621 854477

Terms

Our client is seeking a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£240,000 Per Annum Exclusive.

VAT

We understand VAT is applicable.

Legal Costs

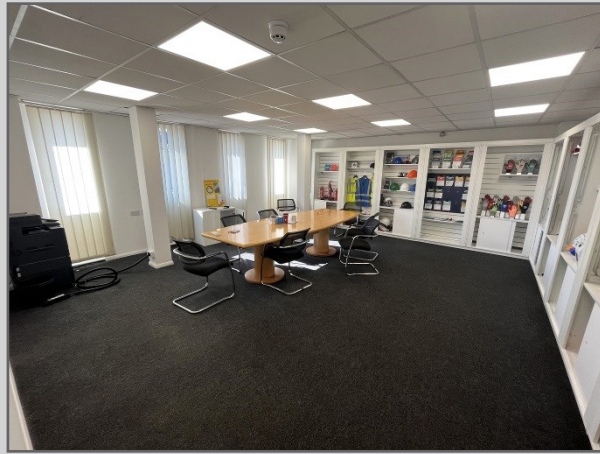
Each party to bear their own legal costs.

Viewing

Strictly by appointment with the sole agent:

James Wright
E: jw@fennwright.co.uk

John Logan
E: jdl@fennwright.co.uk

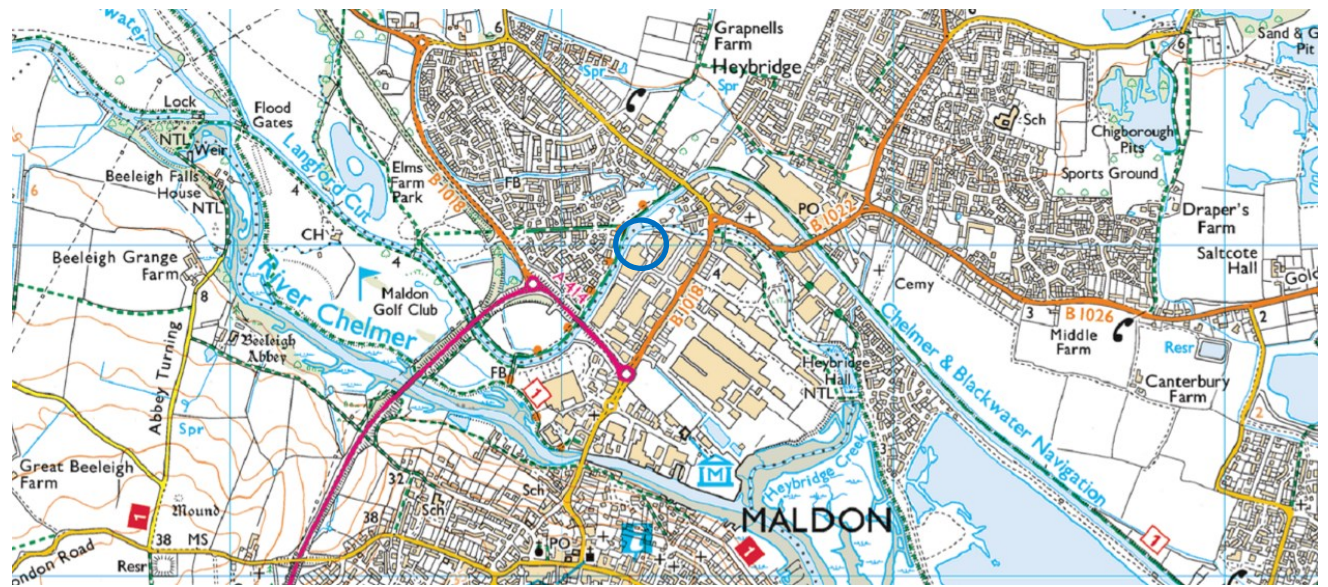


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