

# FennWright<sup>®</sup>

**First Floor  
28 Bentalls Shopping Centre  
Heybridge  
Maldon  
CM9 4GD**

## **TO LET**

### **Self Contained Refurbished Office Suite**

- 111.48 Sq. M (1,200 Sq. Ft.)
- Available Immediately
- Office Furniture Available
- Small Business Rates Relief
- Prominent Position
- Popular Shopping Centre
- On Site Staff Parking with Permit
- LED Lighting
- Solar Electricity Feed
- 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

Heybridge is situated to the immediate north of Maldon town centre and is located approximately 10 miles to the west of Chelmsford on the A414 and 5 miles from the A12, providing access to the M25, London and the East Coast ports. Bentalls Shopping Centre sits in a prominent position in the heart of Heybridge overlooking Colchester Road (B1022).

## Description

Bentalls Shopping Centre is home to 14 shops and services dedicated to providing a convenient and enjoyable shopping experience for local people. The centre is anchored by Asda and includes a medical centre, pharmacist, dentist, veterinary practice and a dry cleaner as well as cafes and restaurant's. Customers benefit from free on site car parking.

The property is prominently located and benefits from four internal offices (currently) and can be reinstated up to 5, together with reception, male and female WCs, kitchen area, LED lighting, cable trunking to the rear office and staff parking by permit. The unit has been fully redecorated throughout and the toilets and kitchen have been completely renewed.

## Business Rates

Rateable value	£13,500
Rates payable (2023/2024)	£6,736 per annum

We understand the property may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to speak to the Local Authority for confirmation of the figures.

## Service Charge

We understand there is a service charge. The annual service charge for this year 2023/24 is approximately £2,500 plus VAT.

The service charge includes the following items:

- Buildings Insurance
- CCTV and Security Patrols
- Cleaning and Lighting to Common Parts
- Buildings and Site Maintenance (not internal maintenance other than common parts)
- Public Toilets
- Landscaping and Gardens
- Car Park Control and Monitoring
- Fire and Health & Safety requirements

## Quoting Rent

£17,500 per annum

## VAT

We understand VAT is payable.

## Services

We understand the property is connected to mains water, drainage and 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.

## Energy Rating

B – 27.

## 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](mailto:jw@fennwright.co.uk)

John Logan  
E: [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)



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