

# FennWright<sup>®</sup>

**Serviced Office Suites  
Heybridge Business Centre  
The Causeway  
Maldon  
CM9 4ND**

**TO LET**

**SERVICED OFFICE SUITES  
WITH PARKING ON FLEXIBLE  
LEASE TERMS**

- 172 - 760 Sq. Ft
- Available Immediately
- Excellent Car Parking
- Receptionist
- 24/7 Access
- CCTV



- 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 Business Centre is located on the eastern side of The Causeway close to the Benbridge roundabout, which via the B1019 provides access to the A12 at Hatfield Peverel.

## Description

Heybridge Business Centre is a three storey multi-tenanted serviced office building. The offices are carpeted throughout and are supplied with furniture as well as access to secure filing cabinets. Communal kitchenette and WC facilities are provided on each floor.

Inclusive terms include:

- Lighting/Heating
- Business Rates
- Water Rates
- Buildings Insurance
- Office Cleaning
- CCTV Security
- Allocated Parking
- Receptionist

## Accommodation

Suite	Size (Sq. Ft.)	Rent Per Annum	Availability
FF05	188	£5,264	Immediately
FF07	172	£4,816	Immediately
FF08	172	£4,816	Immediately
FF09	172	£4,816	Immediately
FF10	760	£21,280	Immediately
SF05	182	£5,096	Immediately
SF08	172	£4,816	May 2024

## Terms

The suites are offered with an easy in/easy out licence with one monthly bill. The tenant is to be responsible for their own telephone line.

## Viewing

20 Duke Street, Chelmsford, CM1 1HL

01245 261226

fennwright.co.uk

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