



To Let

Industrial/Warehouse with Offices

Unit 8 Heybridge House Industrial Estate,  
The Causeway, Maldon, Essex, CM9 4XL

RENT

£26,712

Per Annum Exclusive

AVAILABLE AREA

3,339 sq ft

[310.20 sq m]

## IN BRIEF

- » Three Phase Power & Gas Supply
- » Allocated and Communal Parking
- » Available 1st June 2024

## LOCATION

The Heybridge House Industrial Estate is located on the eastern 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 / Danbury via the A414. The A12 provides links to Chelmsford and the M25 to the west and Colchester and the ports of Harwich and Felixstowe to the east.

## DESCRIPTION

The property comprises mid-terraced industrial/warehouse unit of steel frame and brick construction beneath a pitched insulated roof. The property benefits from a two storey office section to the front elevation together with WC facilities.

Heybridge House Industrial Estate is well maintained by the landlord and benefits from CCTV and an overflow car park for customers and staff.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» **Total:** **3,339 sq ft [310.20 sq m]**

## 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.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit 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

We are advised that the premises have a rateable value, with effect from the 1st April 2024, of £22,250. Therefore estimated annual rates payable of approximately £11,102.75 (2024/25). Interested parties are advised to make their own enquiries.

## LOCAL AUTHORITY

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

## TERMS

The property is available on a new full repairing and insuring Lease on terms to be agreed.

## RENT

£26,712 Per Annum Exclusive.

## VAT

We understand VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



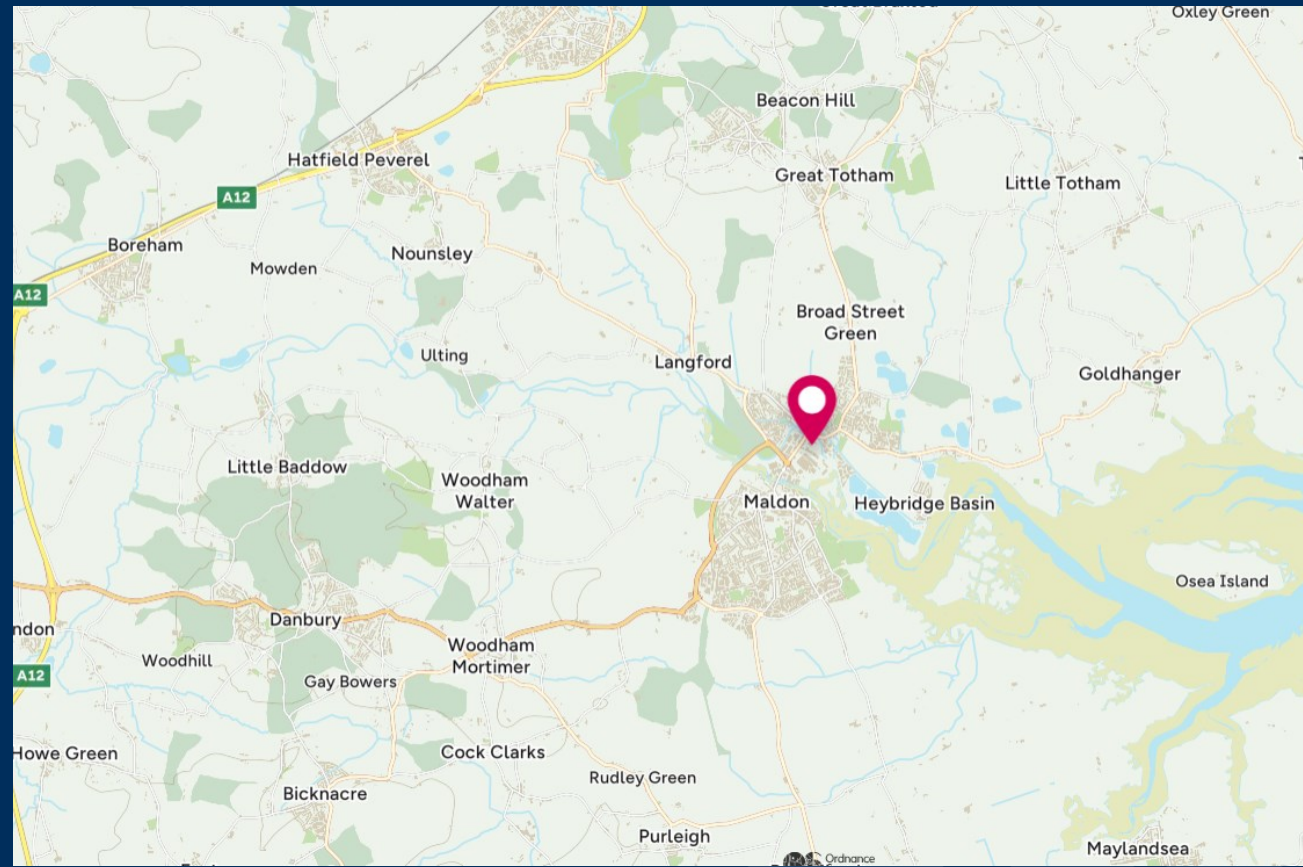
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
20 Duke Street  
Chelmsford  
Essex  
CM1 1HL

Contact:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

[fennwright.co.uk](http://fennwright.co.uk)  
01245 261226



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Particulars created April 2024

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