



**To Let**

**Air Conditioned Offices with Parking**

**1st Floor, Network House, Station Road,  
Maldon, CM9 4LQ**

**RENT**

**£18,000**

Per Annum Exclusive

**AVAILABLE AREA**

**1,443 sq ft**

[134.10 sq m]

## IN BRIEF

- » Intercom Entry System
- » Allocated Car Parking
- » Close Proximity to Maldon Town Centre/High Street

## LOCATION

The property is located on Station Road approximately one mile to the north of Maldon Town centre and is situated within one of the towns main business locations. The property is within close proximity to a number of national retailers and is next door to the Blackwater Retail Park which has occupiers such as Next, Costa, Sports Direct and Travelodge.

Hatfield Peveler and North Fambridge train station are both situated 6 miles from the property, providing train services to London Liverpool Street of less than an hour. The A12 can be found within 6 miles at Sandon and Hatfield Peveler.

## DESCRIPTION

Network House is a modern two storey office building constructed in 2002. The property is arranged to provide open plan offices over ground and first floor. The first floor is available to lease and benefits from carpeting throughout, air conditioning, perimeter trucking, kitchenette and male & female WC facilities. Externally there is allocated car parking adjacent to the property. The number of spaces available are subject to negotiation. Please note the images shown were taken in 2021 prior to the current tenants occupation.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: **1,443 sq ft [134.10 sq m]**

## SERVICES

We understand the property is connected to mains water, drainage, gas 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. We understand our client who occupies the ground floor has a leased line on site. Our client is willing to allow tenants access to this line subject to separate negotiation.



### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (72) 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 2023, of £17,750. Therefore estimated annual rates payable of approximately £8,857.25 (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 offices are available on a new Lease on terms to be agreed at a commencing rent of £18,000 per annum exclusive.

### VAT

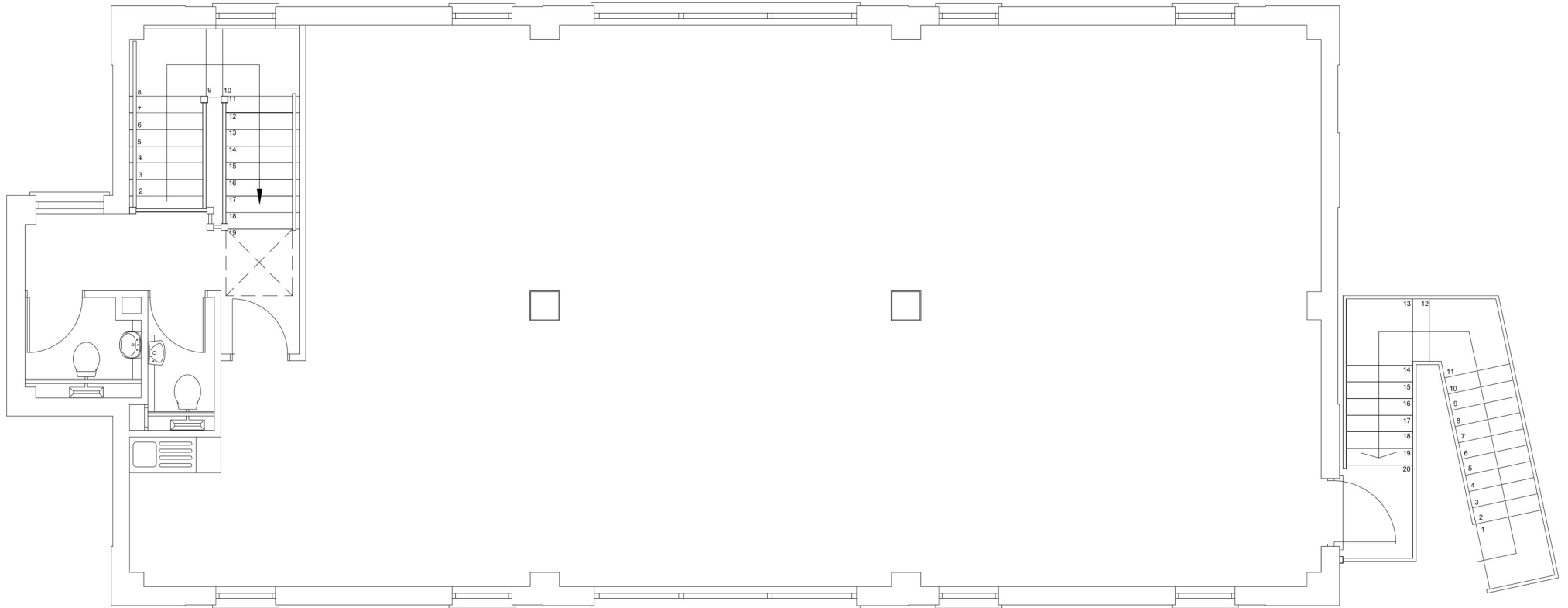
We understand VAT is applicable.

### LEGAL COSTS

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



# Indicative Plan Only - Not to Scale



FIRST FLOOR PLAN

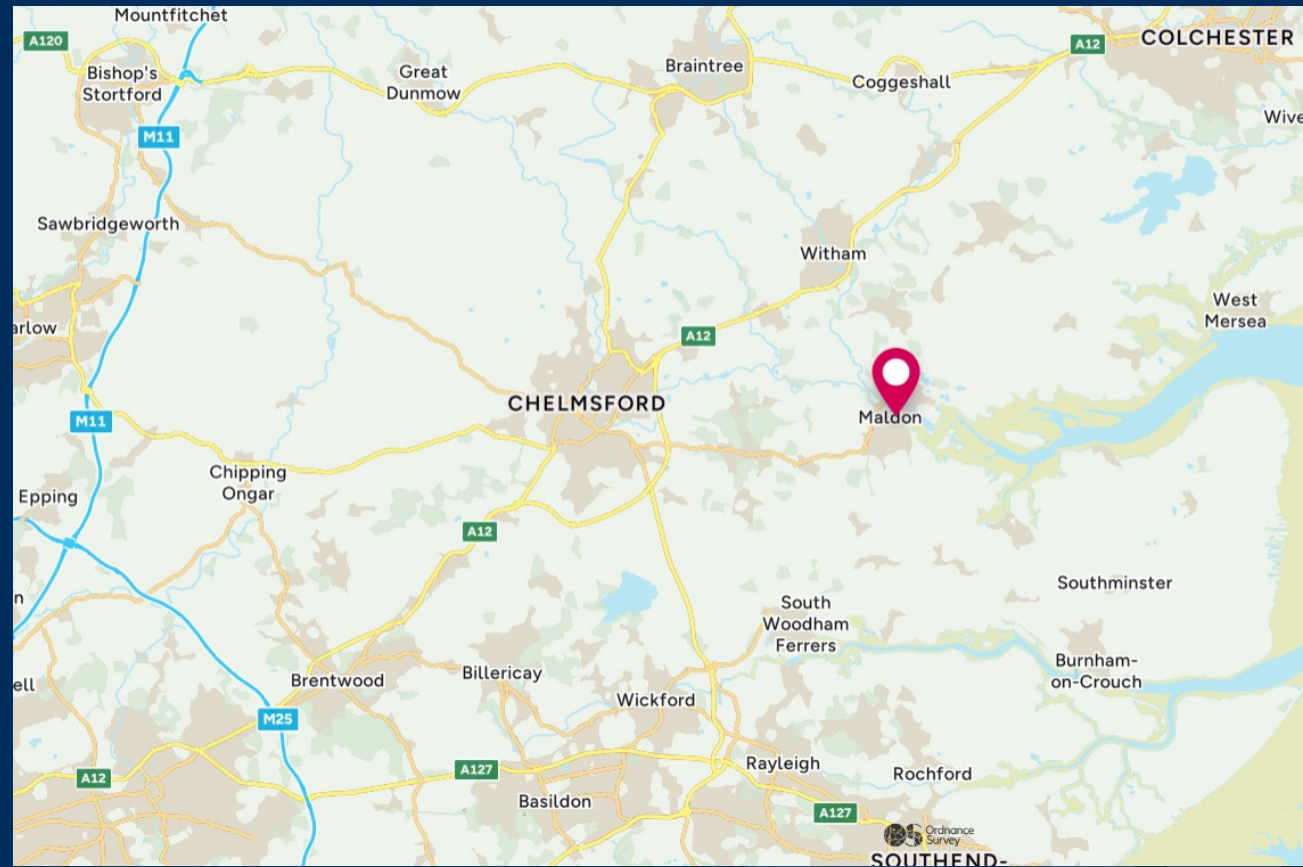
VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created May 2024

