



## FULLBRIDGE - OFFICE 3, MALDON

£10,000 PER ANNUM

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Available Now
- Grade II Listed
- Good Access to A414 & A12 Close to Maldon & Amenities
- Pleasant Grounds
- Kitchen
- Attractive Period Building
- Prominent Location
- Allocated Parking for Multiple Vehicles
- Two Separate office Suites
- W.C Facilities

**\*\*FIRST FLOOR OFFICE SUITE AVAILABLE NOW\*\*** Fullbridge House is a beautifully presented Grade II listed building located in the centre of Heybridge and is set within pleasant grounds in a prominent location. This first floor accommodation comprises of: two separate office suites with kitchen and W.C facilities measuring approximately 700 sq ft. This office suite further boasts allocated parking for multiple vehicles. The total

**First Floor**  
700 Sq Ft Approx.

#### **Floor Overview**

The first floor comprises of two separate office suites with kitchen and W.C facilities.

#### **Car Park & Gardens**

The property benefits from allocated parking to the side and rear of the building for multiple vehicles. The

building further boasts pleasant grounds and well kept garden areas.

#### **Business Rates**

Any interested parties are advised to make their own enquiries to the Maldon District Council on 01621 854 477.

#### **Deposits**

3 Month's of the rent value to be taken as a deposit.

#### **Service Charges**

To be advised.

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