



To Let

2,360 sq ft
(219.25 sq m)

£21,240 per annum

Industrial Unit

- Part of The Causeway Industrial Area
- Suitable for a Wide Range of Requirements
- Good Transport Connections via A414/B1019/A12
- Easily Accessible for Transport/Logistics
- Close to Local Shops & Amenities

Description

An industrial unit.

Location

Heybridge Industrial Estate is situated within the Causeway Industrial Area, which straddles Maldon and Heybridge. The estate offers good transport links through local roads, enabling access to the A12 and M25.

Terms

Available on a new full repairing and insuring lease for a term to be agreed

Rent

The rent is £21,240 per annum.

Planning and Use

The property can be used for light industrial and/or warehouse purposes

Business Rates

From April 2026, the business rates will be £17,250.

Service Charge

Service charge is not applicable.

Energy Performance Certificate

The property energy rating is D 98.

Value Added Tax

Value Added Tax is applicable.

Legal Costs

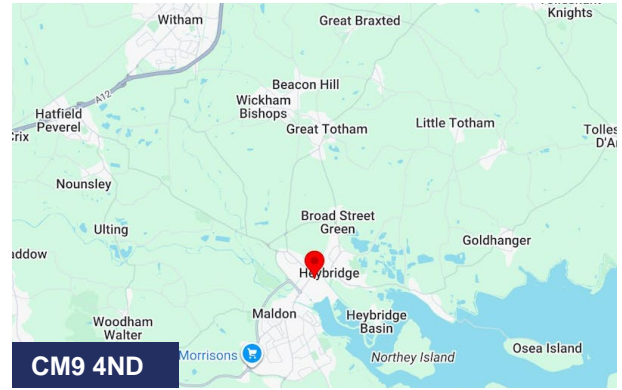
Each party to bear their own legal costs.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250 + VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.



Summary

Available Size	2,360 sq ft
Rent	£21,240 per annum
Rateable Value	£17,250 Based on rates from April 2026
EPC Rating	D (98)

Viewing & Further Information

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