



To Let

18,500 sq ft
(1,718.71 sq m)

£180,000 per annum

Warehouse & Offices

- 6m Eaves Height to Warehouse
- Extensive Car Parking
- Established Employment Location
- 34 Parking Spaces
- 3 Phase Electric

Location

The property is located on the established Quayside Industrial Estate situated just northeast of Maldon Town Centre. The location affords direct access to the A12 trunk road via the B1019 (at Hatfield Peverel) or the A414 (at Chelmsford) providing direct links to the M25 to the west and Colchester, Harwich and Felixstowe to the east.

Description

Circuit House comprises a detached modern warehouse premises fronted by ground and first floor offices. Externally there is an extensive secured parking and loading area with the capacity to park 34 cars.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	12,700	1,179.87
Office	2,900	269.42
First Floor Office	2,900	269.42
Total	18,500	1,718.71

Terms

The property is to be offered on a new Full Repairing & Insuring lease.

Rent

£180,000 per annum exclusive

Planning

Warehouse and Industrial Use.

VAT

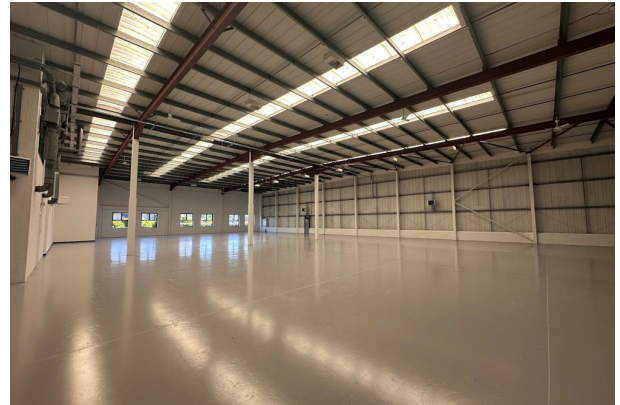
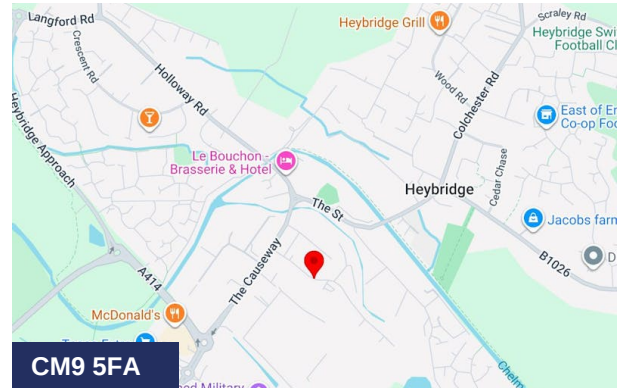
Value Added Tax is applicable to the rent.

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.

Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.



Summary

Available Size	18,500 sq ft
Rent	£180,000 per annum
Rates Payable	£73,440 per annum
Rateable Value	£153,000
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Viewing & Further Information

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