

22C & D West Station Industrial Estate, Spital Road, Maldon, CM9 6TS



For Sale/To let

**Industrial/
Warehouse
with Offices**

**266.62 sq. m.
(2,870 sq. ft.)**

- Available Immediately
- Good Quality First Floor Offices
- Allocated Car Parking for 5 Vehicles
- Established Industrial Estate
- Three Phase Power
- WC & Kitchenette Facilities
- OIEO £250,000 Freehold or £16,500 Per Annum

Details

Location

The property is situated on the popular West Station Industrial Estate, a long established Trading Estate developed in the 1960s and 1970s towards the western edge of Maldon. The estate fronts Spital Road, part of the A414 which provides a direct route onto the A12 through the village of Danbury.

Description

The property comprises a mid terrace industrial unit which provides storage/workshop space on the ground floor and office accommodation on the first floor.

The ground floor benefits from three phase power, roller shutter access door and a single WC facility.

The first floor office accommodation is finished to a good standard and benefits from oil fired central heating, suspended ceilings with inset lighting, carpeting throughout, individual partitioned offices, built in filing cabinet system, kitchenette and WC facilities.

Externally the property benefits from 5 allocated car parking spaces.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Ground Floor	133.31 sq. m. (1,435 sq. ft.)
First Floor	133.31 sq. m. (1,435 sq. ft.)
Total	266.62 sq. m. (2,870 sq. ft.)

Business Rates

Rateable Value	£15,000
Rates payable (2017/2018)	£6,990 approx.

Terms

The property is available on a new lease on terms to be agreed. Alternatively the freehold interest is available.

Rent

£16,500 per annum exclusive.

Price

Offers in Excess of £250,000.

VAT

We understand VAT will be payable on the rent or purchase price.

EPC

EPC Rating - E (114)

Services

We understand the property is connected to mains water, drainage 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 those serving the property including IT and telecommunication links.

Legal Costs

Each party to bear their own legal costs.

Particulars

Prepared March 2018.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

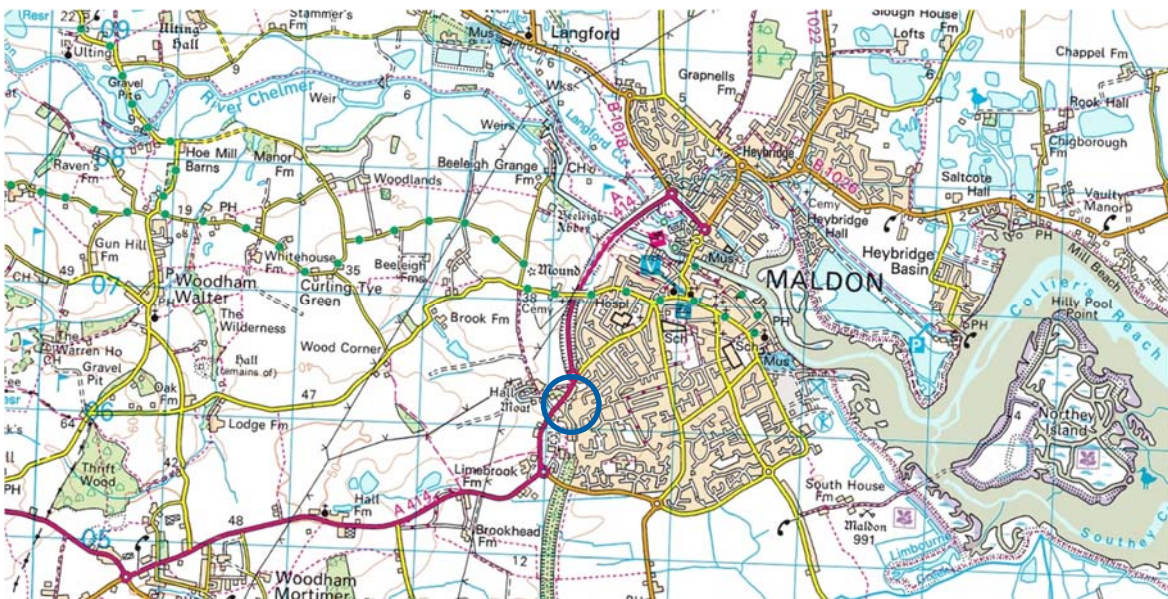
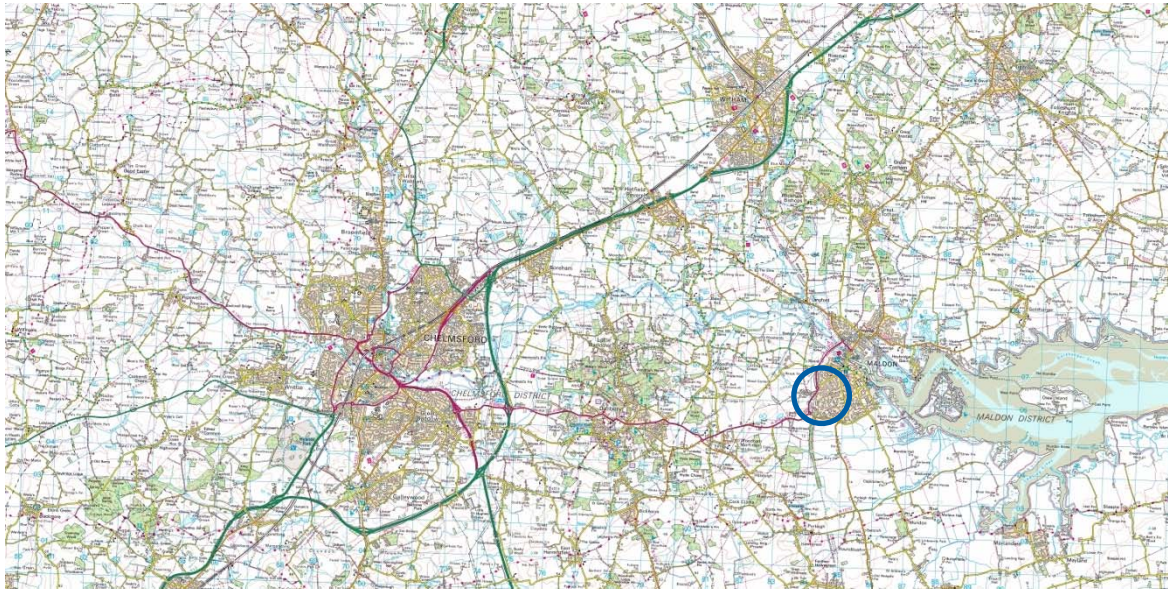
fennwright.co.uk

Contact:

James Wright

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For further information

01245 261 226

fennwright.co.uk

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