

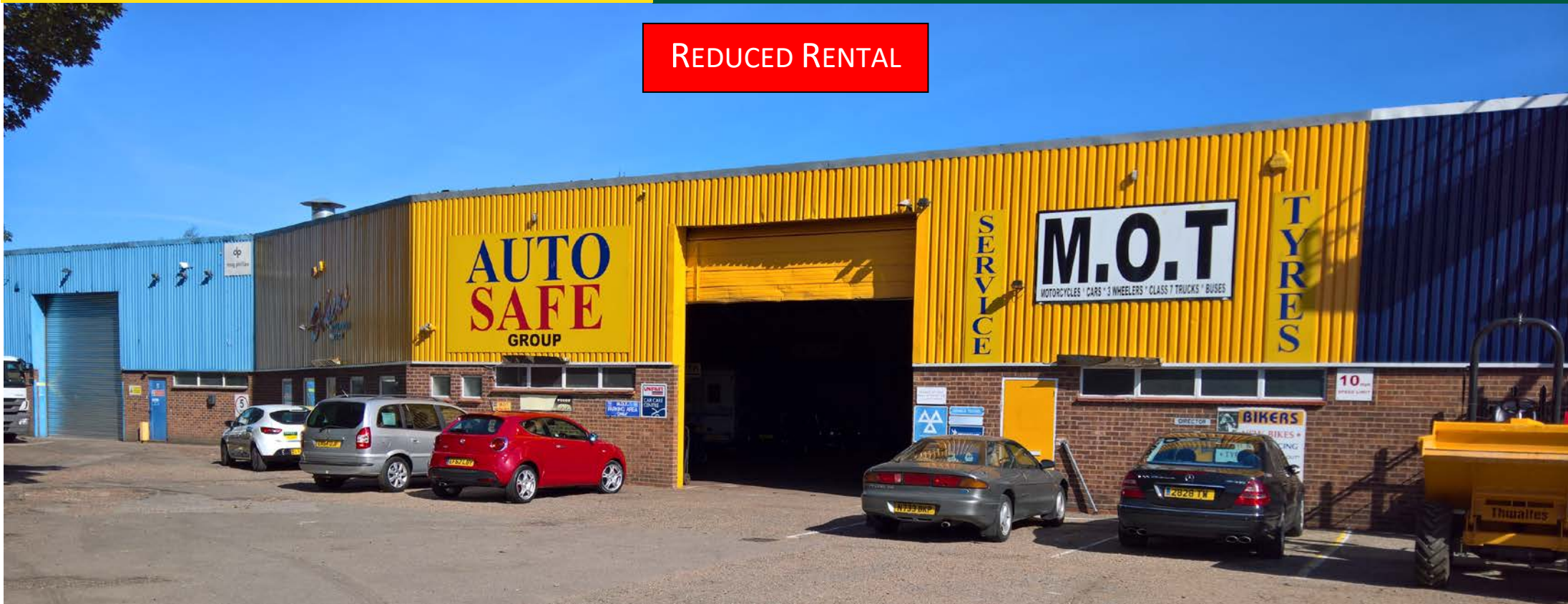
FOR SALE / TO LET

Industrial / Warehouse Unit

10,810 SqFt (1,004.25 SqM)

Unit 6C The Street, Heybridge, Maldon, Essex, CM9 4XB

REDUCED RENTAL



- Currently trading as an MOT / vehicle service centre
- Clear warehouse / workshop
- Internal offices, stores and mezzanine

- Established estate
- On-site parking provision
- Rarely available freehold

KEMSLEY
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The Street Industrial Estate is located off The Street, within Heybridge, approximately 2.5 miles to the north-east of Maldon town centre. The Street Industrial Estate comprises a multiple occupier estate with good access to Maldon's extensive commercial areas via The Causeway and to the A12 via Langford and Hatfield Peverel to the north.

DESCRIPTION

Unit 6C comprises a mid-terraced single storey industrial / warehouse, currently used as an MOT / Vehicle service centre. The property is arranged to provide clear internal space and benefits from offices, small showroom, stores and two mezzanine areas. There is a full height shutter door to the front elevation and separate personal doors. Externally there is allocated parking for approximately 15 cars.

ACCOMMODATION

| | | |
|--------------|--------------------|-----------------------|
| Ground Floor | 10,449 SqFt | (970.71 SqM) |
| First Floor | 361 SqFt | (33.54 SqM) |
| Total | 10,810 SqFt | (1,004.25 SqM) |
| Mezzanine | 1,106 SqFt | (102.75 SqM) |

The above floor areas are approximate and have been measured on a gross internal basis.

TERMS

The property is offered for sale upon freehold terms. Alternatively the property will be available on a new lease on terms to be agreed, outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

PRICE

Upon application.

RENT

£45,000 per annum exclusive.

EPC

The property has an EPC rating of D – 90.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Maldon District Council.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

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