BRANCH ASSOCIATES
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FOR SALE

OFFICE/BUSINESS UNIT INVESTMENT IN POPULAR ESSEX MARKET TOWN - FOR SALE

Price: £2,200,000

Endeavour House & Units 1a-e
Benbridge Industrial Estate
Holloway Road
Heybridge
Maldon
Essex
CM9 4ER

- Landmark Building
- 72.5% occupied by Rolls-Royce Solutions UK Ltd
- Five 2 Storey Business Units
- Fully Let
- Rarely Available

ENDEAVOUR HOUSE & UNITS 1A-E , BENBRIDGE INDUSTRIAL ESTATE, HOLLOWAY ROAD, HEYBRIDGE, MALDON, ESSEX, CM9 4ER

Location

Benbridge Industrial Estate is less than a mile from Maldon's High Street and within 5 miles of the A12 at Hatfield Peverel. Various neighborhood facilities are within walking distance. A train line is available at Hatfield Peveral, providing a service to London (Liverpool Street) in approx. 42 minutes.

Maldon is a popular market town with a district population of approximately 60,000.

The Property

Endeavour House is a self-contained four-storey office building constructed in March 1989 with 39 designated car spaces. It is air-conditioned and served by a passenger lift. The specification includes double glazing, gas central-heating, LED lighting and includes a goods in area to ground floor.

Units 1A-E is a terrace of 5 two-storey business units with 24 car spaces.

Floor and site plans are available on request.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Endeavour House	11,876	1,103.28
Unit 1a	953	88.53
Unit 1b	1,184	109.99
Unit 1c & 1d	2,172	201.78
Unit 1e	1,177	109.34
TOTAL	**17,362**	**1,612.93**

Terms

Freehold for sale subject to leases as described on the tenancy schedule, available on request. Note: the information has been provided by our client directly and copy leases are available on request. The rent currently received is £198,700pa.

Covenant
72.5% of the rental income is guaranteed by Rolls-Royce Solutions UK Ltd. In the year to 31st December 2024, the company had a revenue of £220,712,000 and profit before tax of £25,402,000. Net current assets were £35,692,000.

Units 1A-E are let to four local covenants.

Figures

The price has been reduced from £2,500,000 to £2,200,000. A purchase at this level represents a NIY of 8.5% allowing for costs at 5.6%. Sale by way of a TOGC for which copy accounts are available to named principals only.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC ratings are as follows:
Endeavour House - C61 expiring Feb 2033
Unit 1a - C56 expiring Aug 2032
Unit 1b - C63 expiring Aug 2032
Unit 1c - C57 expiring Sept 2032
Unit 1d - C52 expiring Sept 2032
Unit 1e - C55 expiring Sept 2032

Anti Money Laundering

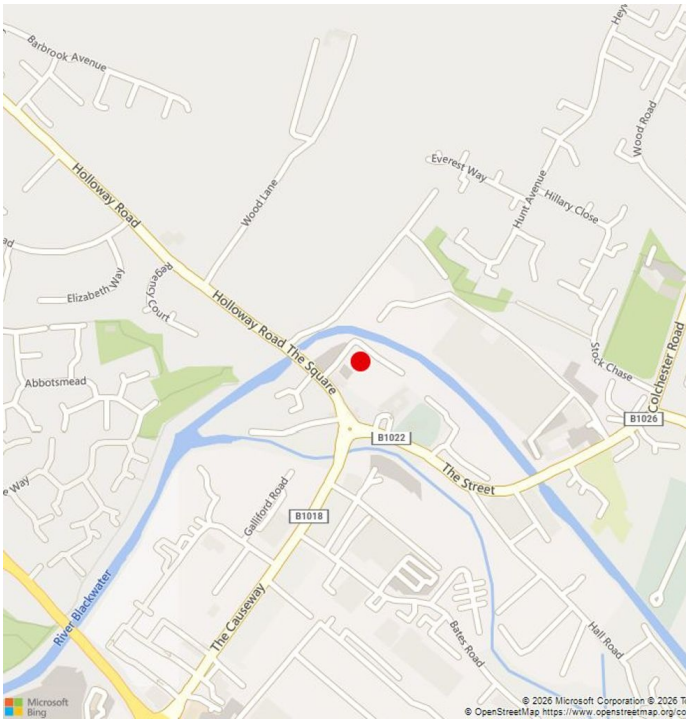
All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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