

INDUSTRIAL WAREHAUS
PROPERTY GROUP

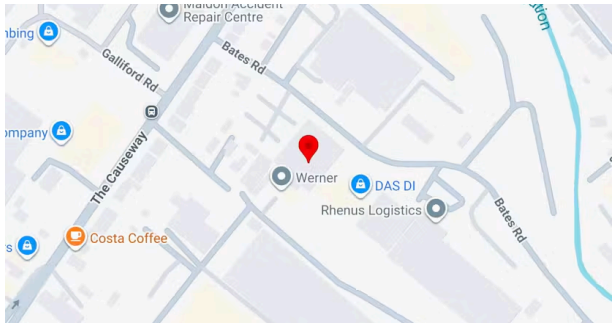
Circuit House, Quayside Industrial Estate, Bates Road, Maldon, Essex CM9 5FA

Industrial Unit To Let | 18,500 sq ft | £180,000 per annum exclusive

Detached & Refurbished Single Storey Industrial Unit with Ground Floor & First Floor Offices, Loading Facilities and Substantial Parking

Accommodation

Name	sq ft	sq m
Unit - Industrial	12,700	1,179.87
Ground - Offices	2,900	269.42
1st - Offices	2,900	269.42
Total	**18,500**	**1,718.71**



Summary

- Rent: £180,000 per annum
- Business rates: £73,440 per annum based on 2026/2027 Valuation
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B- (36)
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Quayside Industrial Estate on Bates Road situated to the east of The Causeway (B1018) within a mile of Maldon Town Centre.

The Causeway leads to Colchester Road (B1022) connecting to the A12 at Hatfield Peverel and to the A414 to Danbury as well as the A12 at Chelmsford providing connections to the A130, M25 Motorway and the Ports of Harwich and Felixstowe.

Description

Detached and Refurbished Single Storey Industrial Unit with Ground Floor & First Floor Offices, Loading Facilities and Substantial Car Parking making it an ideal Headquarters Building.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- Board/Meeting Room (First Floor)
- Eaves Height 6 Metres
- Loading Facilities
- Offices (Ground Floor & First Floor)
- Roller Shutter
- Substantial Car Parking
- Three Phase Electricity Supply
- WC Facilities (Ground Floor & First Floor)

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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