

**TO LET**

## Warehouse Units

13,744 - 27,488 sq. ft. (1,277 - 2,554 m<sup>2</sup>)

## UNIT 8A & 8B, BLACKWATER TRADING ESTATE

The Causeway, Heybridge, Maldon, Essex, CM9 4GG



- Available combined or as single units
- Established estate with onsite security
- Racking available
- New lease terms
- No office space
- Eaves height 8m (26 ft.)

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Heybridge forms part of the larger town of Maldon, a market town on the Blackwater Estuary in Essex. It is situated 10 miles to the east of the city of Chelmsford, 22 miles southwest of Colchester and seven miles southeast of Witham. The A414 links the town with the A12 at Chelmsford which provides access to the East Coast Ports of Felixstowe & Harwich to the north and the M25 at Junction 28 to the south. The Blackwater Trading Estate is located on The Causeway (B1018) and is accessed via a manned security gate and benefits from 24-hour security.

## DESCRIPTION

The property comprises a twin bay warehouse unit available as a single unit or as two separate units with an eaves height to the under haunch of 8.11m and full height shutter doors (two). Externally there is a secure yard/parking area of approx. 25,000 sq. ft. (0.57 acres). Additional yard and office space is available elsewhere on site (via separate negotiation).

## ACCOMMODATION

|              |                                             |
|--------------|---------------------------------------------|
| Unit 8A      | 13,744 sq. ft. (1,277 m <sup>2</sup> )      |
| Unit 8B      | 13,744 sq. ft. (1,277 m <sup>2</sup> )      |
| <b>Total</b> | <b>27,488 sq. ft. (2,554 m<sup>2</sup>)</b> |

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

## TENURE

The premises are immediately available on new effective FRI leases for terms by negotiation.

## RENT

On application.

## 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 Maldon District Council for verification of the rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The unit has an EPC Rating of C-71.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via joint sole agents:

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