

FOR SALE

BUSINESS / OFFICE UNIT

1,304 sq. ft. (121 m²)

UNIT 7A, WEST STATION YARD

Spital Road, Maldon, Essex, CM9 6TR

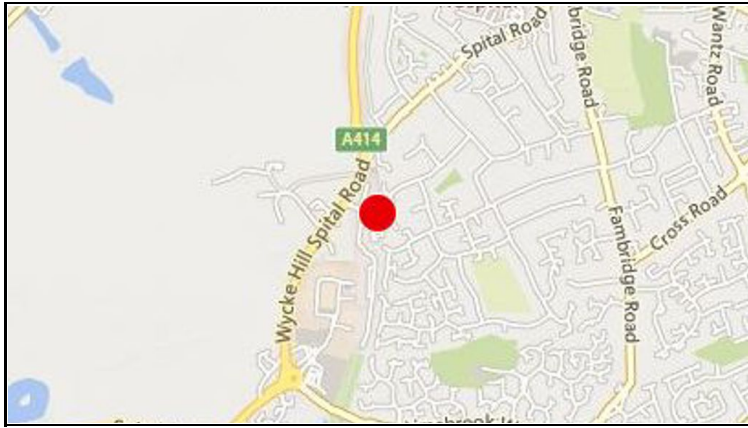


- Freehold for sale
- Two storey office/business
- Ground floor garage/storage

- Kitchen & W/C
- Parking
- Established, popular estate location

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

West Station Yard Industrial Estate is located to the south west of Maldon town centre off Spital Road (A414). Spital Road provides access to the town centre and Heybridge to the north, and to Chelmsford and the A12 to the south west.

DESCRIPTION

Unit 7A, West Station Yard comprises an end-terrace, single storey industrial unit converted to two storey office with ground floor garage/storage accessed via a shutter door. The property provides open plan office space with private rooms, kitchen and W/C's. Externally there is parking provisions.

ACCOMMODATION

Ground Floor	652 sq. ft. (61 m ²)
First Floor	652 sq. ft. (61 m ²)
Total	1,304 sq. ft. (121 m²)

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

TERMS

The property is offered for sale freehold.

PRICE

£215,000 exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £5,100. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B - 32.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Jake Iliffe

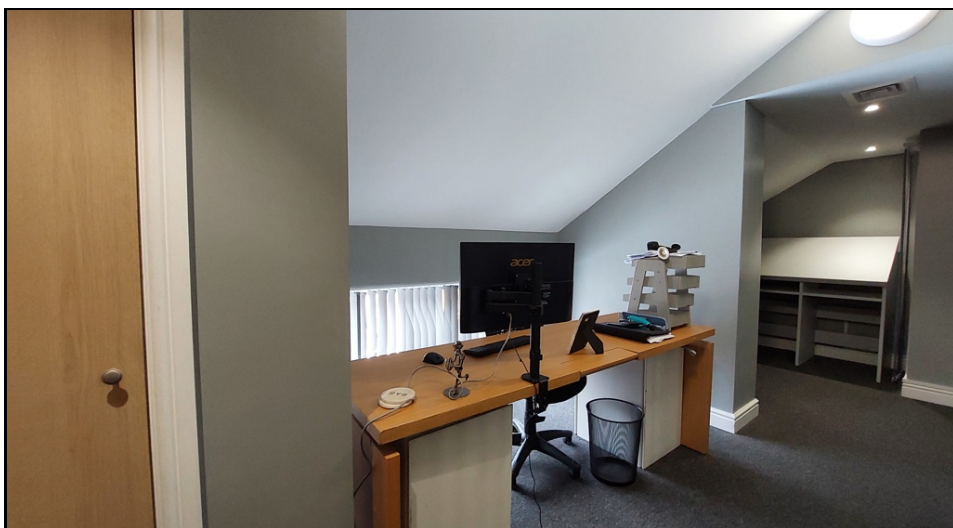
Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

Ref: AC3000/04.26/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.