TO LET

MALDON

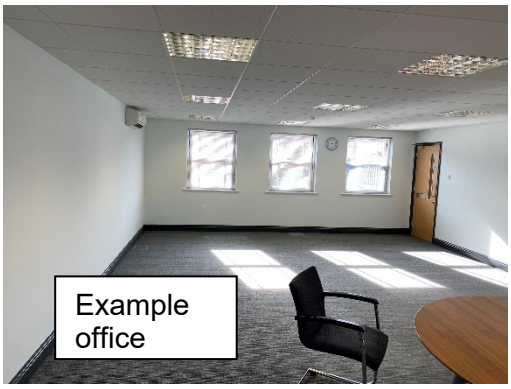
First Floor Office Suite

ROBERT DEWAR ASSOCIATES
01245 350160

High Spec
Air Con
Parking

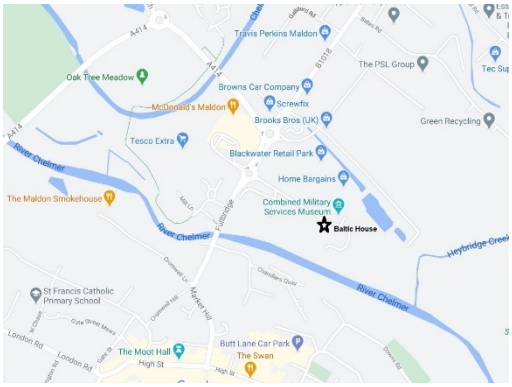
737ft² (68.47m²) approx – split into 4 areas

Suite 4 First Floor Baltic House
Station Road Maldon CM9 4LQ



DESCRIPTION:
Baltic House is a modern office development providing high specification office accommodation. Suite 4, approx. 737ft² is located on the first floor and provides meeting/reception area as well as 3 office spaces and kitchenette and also benefits from windows overlooking the front, side and rear of the building. The suite has air conditioning and heating system, raised floors and suspended ceilings. Access to the building is via door entry system. There is a shared entrance as well as a shared WC'S. The EPC rating is C.

RENT: £860pcm plus VAT, buildings insurance, service charge and electricity
RATEABLE VALUE: £10,250 nil business rates for eligible tenant



LOCATION:
Baltic House is located on Station Road, a short distance from the Fullbridge roundabout. The A414 which adjoins Fullbridge provides convenient access to Chelmsford 10 miles to the east and the A12, via the B1019, is 6 miles to the north west. Maldon town centre is within easy reach and there are national retailers located less than 500 metres away on the Blackwater Retail Park.

TERMS AND CONDITIONS:
Available to let on a full repairing and insuring lease, subject to contract, on terms to be agreed. There is a service charge, currently approx £1,475pax, for the maintenance of the common areas and water and sewage charges. The landlord will pay for the electricity and recharge to the tenant according to monthly usage. Each suite is separately metered. The landlord insures the building and recharges a fair proportion to each tenant. The annual cost for Suite 4 is approximately £180per annum.

LEGAL COSTS:
Each party to be responsible for their own legal costs.

PARKING:
3 spaces in gated on site car park.

VIEWING: By appointment with **Robert Dewar Associates 01245 350160**

204 NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

propertylink
Zoopla
The Property Ombudsman