

Former Hospice Building, Colchester Road, Heybridge, Maldon, CM9 4NW



**To Let**  
**Former Hospice Building**  
**Suitable for Community/  
Educational/Medical/Office Use**  
**Amongst Others**

**Subject to Planning**

**302.98 Sq. M.**

**(3,261 sq. ft.)**

- Available Immediately
- DDA Compliant Building
- Private Garden
- Gas Fired Central Heating
- Fully Equipped Commercial Kitchen / Male, Female & Disabled WC Facilities
- **Rent on Application**

# Details

## Location

The property is located adjacent to the popular Bentalls Shopping Centre in the heart of Heybridge. Bentalls is home to a number of retailers, food outlets, office based businesses and the local doctors surgery. Heybridge is located to the immediate north of Maldon town centre and approximately 10 miles to the East of Chelmsford on the A414. The A12 which provides access to the M25, London and the east coast ports is less than 5 miles away. Maldon District has a population of 62,000 and this number is expected to grow significantly over the next 10 years.

## Description

A single story former hospice which comprises an open plan communal lounge and dining area together with a variety of rooms such as offices, treatment rooms, meeting rooms and stores. A fully equipped commercial kitchen is provided as well as male, female and disabled WC facilities. The building is DDA compliant and benefits from gas fired central heating. Externally the property benefits from a secure landscaped garden and allocated car parking.

## Accommodation

The premises provide the following accommodation and approximate floor areas:

Total	302.98 sq. m	3,261 sq. ft.
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## Business Rates

Rateable Value: £7,100

Rates Payable: £3,500 Per Annum Approx.

We understand the property may be exempt from business rates for some parties subject to individual circumstances. Interested parties are advised to speak to Maldon District Council for further information.

## Services

We understand the property has water, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Energy Rating

C - 71

## Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

## Rent

Upon Application.

## VAT

We understand VAT is not payable on the rent.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

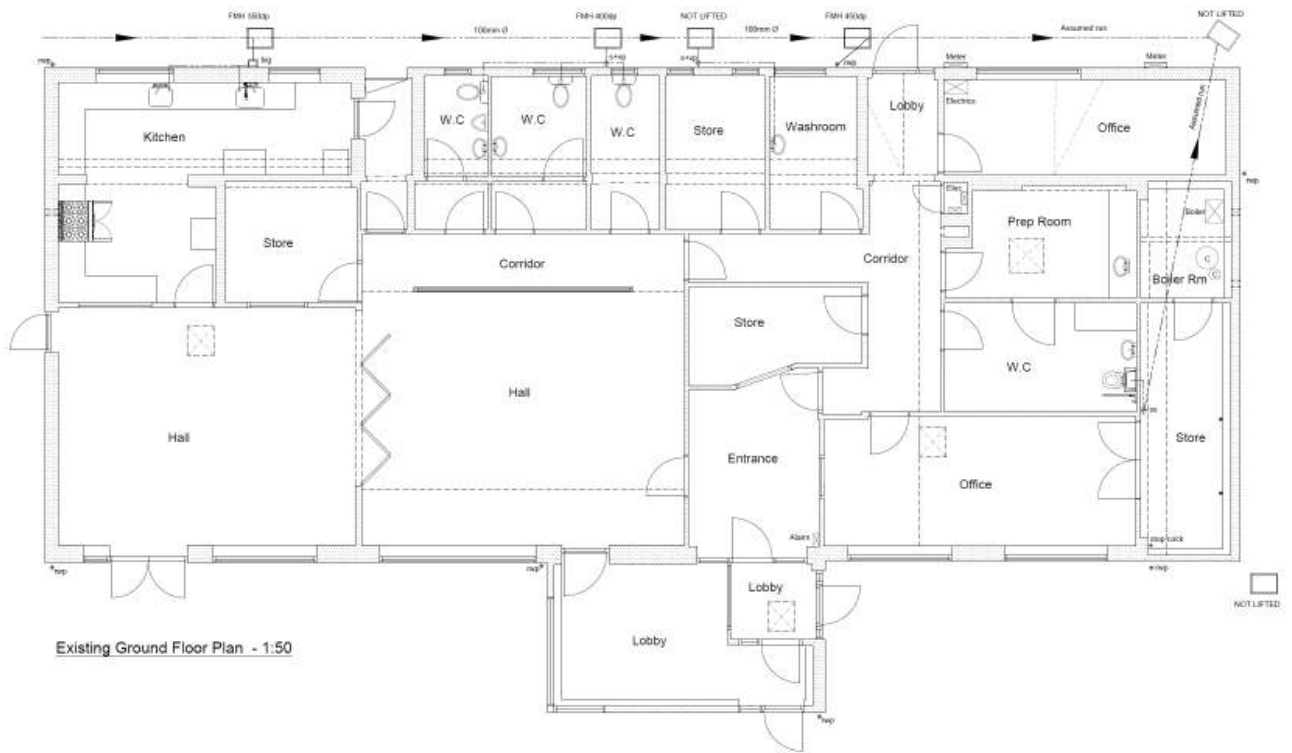
Strictly by prior appointment with the sole agent:

**01245 261226**

**fennwright.co.uk**

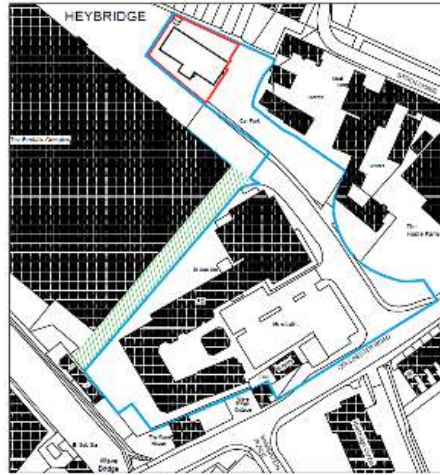
James Wright - [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

John Logan - [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)





Site Block Plan 1:500



Location Plan 1:1250



For further information

**01245 261226**

[fennwright.co.uk](http://fennwright.co.uk)

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