

# MALDON TRADE PARK, THE CAUSEWAY, HEYBRIDGE, MALDON, ESSEX CM9 4LJ

## SUBJECT TO CONTRACT

UNIT	Ground Floor ft <sup>2</sup>	First Floor ft <sup>2</sup>	Total ft <sup>2</sup>	RENT (pax) /TENANT	STATUS
1	6,828	1,540	8,367	SCREWFIX	LET
2	4,941		4,941	£47,000	AVAILABLE
3A	4,257		4,257	-	UNDER OFFER
3B	4,504		4,504	£43,000	AVAILABLE
4A	3,726		3,726	-	UNDER OFFER
4B	2,857		2,857	-	UNDER OFFER
4C	1,784		1,784	£17,500	AVAILABLE
5A/B	9,741	1,240	10,981	£107,000	AVAILABLE
5C	4,064		4,064	-	UNDER OFFER
5D	3,613		3,613	£32,500	AVAILABLE
5E	3,692		3,692	£33,250	AVAILABLE
6A	1,857	1,952	3,809	£34,250	AVAILABLE
6B	4,660		4,660	£42,000	AVAILABLE
6C	5,641		5,641	£50,750	AVAILABLE

(The above floor areas are approximate and are based on GIA)

### Notes:

- All rents, prices and premiums are subject to VAT at the prevailing rate.
- The estate will be subject to an estate service charge – further details available upon request.
- **For Further information** or to arrange an inspection please contact Phil Dennis on 07799 221113 or contact the joint agent James Wright of Fenn Wright 01245 292826.

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