

Unit 6A

Maldon Trade Park, The Causeway, Maldon, Essex CM9 4LJ



- Newly Refurbished Office Suite
- Two Floors of Open Plan Accommodation
- 3,809 ft² (353.86 m²) Total Demise
- 10 Allocated Parking Spaces

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Location

Maldon Trade Park is situated on the Causeway, approximately 0.5 miles north east of Maldon town centre, adjacent to the roundabout junction of the A14 and the B1018. To the south west is a Tesco Extra together with a petrol filling station and McDonalds and to the south east is the Blackwater Retail Park which opened in 2018. Tenants of Blackwater Retail Park include Aldi, Next, Costa, Travelodge and Greggs.

Maldon is an attractive market town with a district population of approximately 65,000 people and is the principle town within the District. Maldon is currently experiencing rapid growth with 5,000 new homes expected to be built within the next 10 years under the current Local Plan.

Description

Unit 6a comprises a recently refurbished open plan office suite split over two floors. Each floor benefits from their own new kitchen and WC facilities, with meeting room and break out areas are now provided for the suite. This accommodation benefits from 10 allocated car parking spaces.

Accommodation

The property provides the following approximate Gross Internal Area (GIA) floor areas:

Building	ft ²	m ²
Ground Floor Office	1,857	172.52
First Floor Offices	1,952	181.35
Total	3809	353.87

Services

Mains water, electricity and foul drainage is available to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

Business Rates

The premises has an estimated Rateable Value of £29,250. For the year commencing April 2021 the usual rate payable is 51.2p in the £.

Interested parties should contact the VOA or visit the Government website (<https://www.gov.uk/introduction-to-business-rates>) to satisfy further queries.

Planning

The premises have historically been used as an office suite falling under Class E of the Town & Country Planning (Use Classes) Order 1987, as amended.

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting the Local Planning Authority, Maldon District Council.

EPC

To be confirmed.

Important

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

Service Charge

The service charge budget for the year 2021/2022 is estimated at £0.50p psf.

VAT

The property has been opted for tax and as such VAT will be applicable on the purchase price.

Terms

The units are to be made available on a new FRI lease for a term of 5+ years at a rental of £38,090 pax.

Legal Costs

Each party to bear their own legal costs.

Viewing and further information

For further information or for an appointment to view please contact the Joint Letting Agents:

Savills

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