

01206 577667

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Warehouse with Large 2 Storey Office – To let



Circuit House, Bates Road, Heybridge, Essex, CM9 5FA

Asking Rents: £180,000 Per Annum Exclusive

18,500 Sq. Ft (1,719 Sq. M)

- Predominantly Open Plan
- Warehouse has a 6m Eaves Height
- Situated in an Established Employment Area
- Substantial Car Parking

Location

The property is located on the eastern side of The Causeway and is within close proximity of Maldon town centre. The A12 trunk road can be accessed at Hatfield Peverel via the B1019 or at Chelmsford / Danbury via the A414. The A12 provides links to Chelmsford and the M25 to the west and Colchester and the ports of Harwich and Felixstowe to the east.

Description

The property comprises a large detached industrial warehouse with office accommodation. The warehouse is situated at the rear and has a roller shutter loading door and a 6 metre eaves height. The office is situated over ground and first floor level and are predominantly open plan with carpeting and perimeter trunking. Externally there is a car park which can accommodate 34 car spaces and is secured via a barrier.

Accommodation

The property benefits from the following Net Internal Area:

Warehouse	12,700 sq. ft
Ground Floor Office	2,900 sq. ft
First Floor Office	2,900 sq. ft

NIA 18,500 sq. ft (1,719 sq. m)

Term

The unit is available on new full repairing and insuring lease with terms to be agreed subject to contract.

Asking Rent

£180,000 per annum exclusive of VAT, Business Rates and all other outgoings.

VAT

The units is elected for VAT.

Planning

We understand the property benefits from B2 (general industrial). Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Services

The property has 3 phase electricity.

Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

Rateable Value

We are advised by the Valuation Office Agency that property has a rateable value of £153,000.

Energy Performance Certificate

The unit has an EPC certificate with a rating of B36.



