01206 577667

www.whybrow.net

High Specification Office Suite – To Let



Heybridge Business Centre, Maldon, Essex, CM9 4ND

Rent: From £8,640 Per Annum Exclusive

270 Sq. Ft (25 Sq. M)

- Excellent Access
- Associated Roads Including the A14
- Ample on Site Parking with on Site Management
- Offices are available on flexible terms

Location
From London and the M25, head east on the A12 in the direction of Chelmsford and exit at junction 18. Follow A414 signs in the direction of Maldon until arrival at Heybridge. From Ipswich and Felixstowe head west along A12 and exit at junction 21b signposted Hatfield Peverel and turn left onto B1019 and follow signs to Maldon until arrival in Heybridge. The Bates 'Heybridge House' Industrial Estate and Business Centre is located on the Heybridge Causeway.

Description
The Heybridge Business Centre is adjacent to The Heybridge Industrial Estate, just off The Causeway in Maldon. Offering fully serviced, air conditioned, individually furnished suites in a wide variety of sizes, The Business Centre is able to satisfy a diverse range of office requirements. If you would like to know more about our availability, please call 01708 346777 and ask to speak with a member of the property team.

Terms
The offices are available on flexible lease terms for a period of years to be agreed subject to VAT at the prevailing rate and exclusive of service charge. Further details can be provided upon request.

VAT
All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Service Charge
We understand that the property is subject to a service charge. Further details available upon request.

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

Accommodation & Rent
The following suites are available to let on flexible lease terms:

Unit No.	Floor Areas Sq. ft	Rent p.a.x.
SF06	270 sq. ft	£8,640

Planning
Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates
Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

Energy Performance Certificate
Details available upon request.









Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667



Jacob Clarke
j.clarke@whybrow.net
01206 577667

July 2026

Misrepresentations Act 1967

Whybrow Commercial Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow Commercial Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow Commercial Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295