



To Let

Newly Decorated Office Suite with Air Conditioning

Office 15, Bentalls Shopping Centre,
Heybridge, Maldon, CM9 4GD

RENT

£8,000

Per Annum Exclusive

AVAILABLE AREA

440 sq ft

[41 sq m]

IN BRIEF

- » On Site Staff Parking
- » Solar Power Feed

LOCATION

Heybridge is situated to the immediate north of Maldon town centre and is located approximately 10 miles to the west of Chelmsford on the A414 and 5 miles from the A12, providing access to the M25, London and the East Coast ports. Bentalls Shopping Centre sits in a prominent position in the heart of Heybridge overlooking Colchester Road (B1022).

DESCRIPTION

Bentalls Shopping Centre is home to 14 shops and services dedicated to providing a convenient and enjoyable shopping experience for local people. The centre is anchored by Asda and includes a medical centre, pharmacy, dentist, post office, ATM and dry cleaner, as well as cafes and restaurants. Customers benefit from free on site car parking.

The property is located on the first floor benefitting from a main office and back office which are newly redecorated with new carpets. The offices benefit from air conditioning providing both heating and cooling together with an entry phone system. The offices also have access to shared WC facilities.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 440 sq ft [41 sq m]

SERVICES

We understand the property is not connected mains water and drainage. The property has its own electricity supply and receives all electricity generated by the Landlord's Solar generator for this office at no cost. 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 PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band A (12) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



BUSINESS RATES

We are advised that the unit has a rateable value of £8,500 and an estimated annual rates payable of £4,242 (2025/26). We understand the property is exempt from business rates for eligible occupiers. Interested parties are advised to speak to the local authority for confirmation.

TERMS

The property is available on a new Lease on terms to be agreed.

RENT

£8,000 Per Annum Exclusive.

VAT

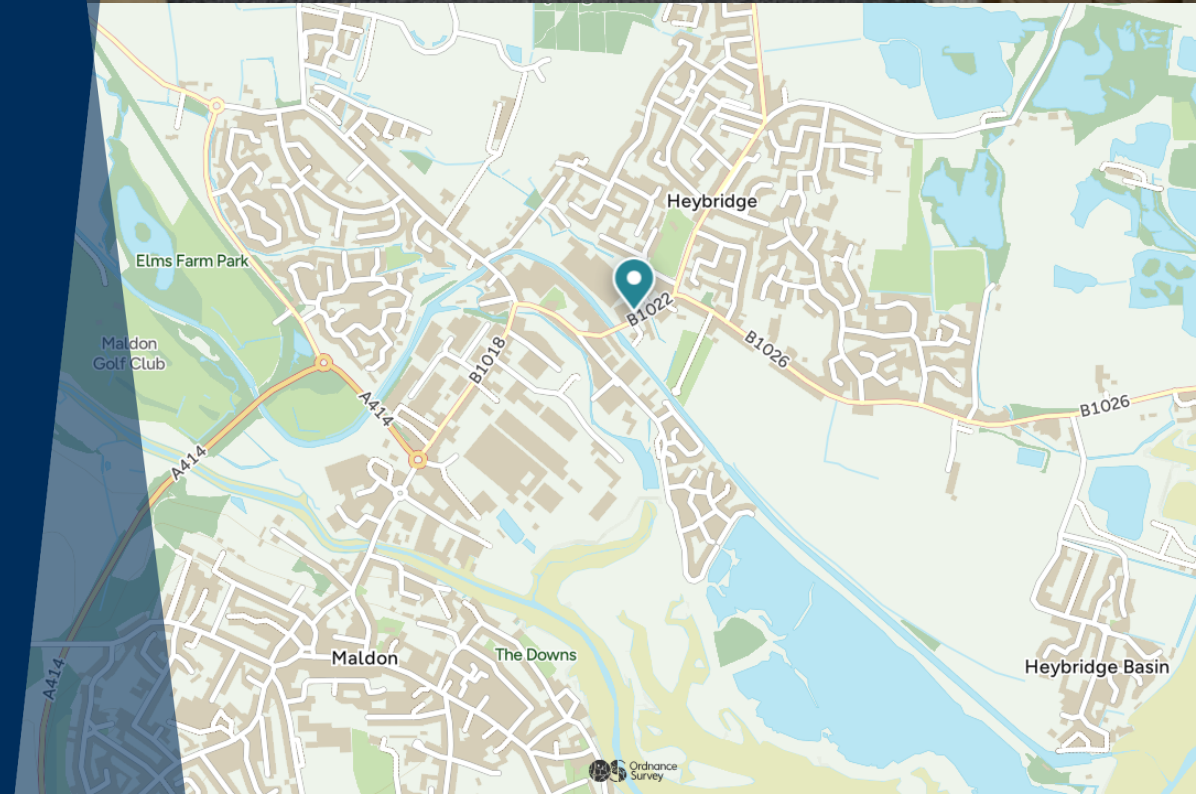
We understand VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.

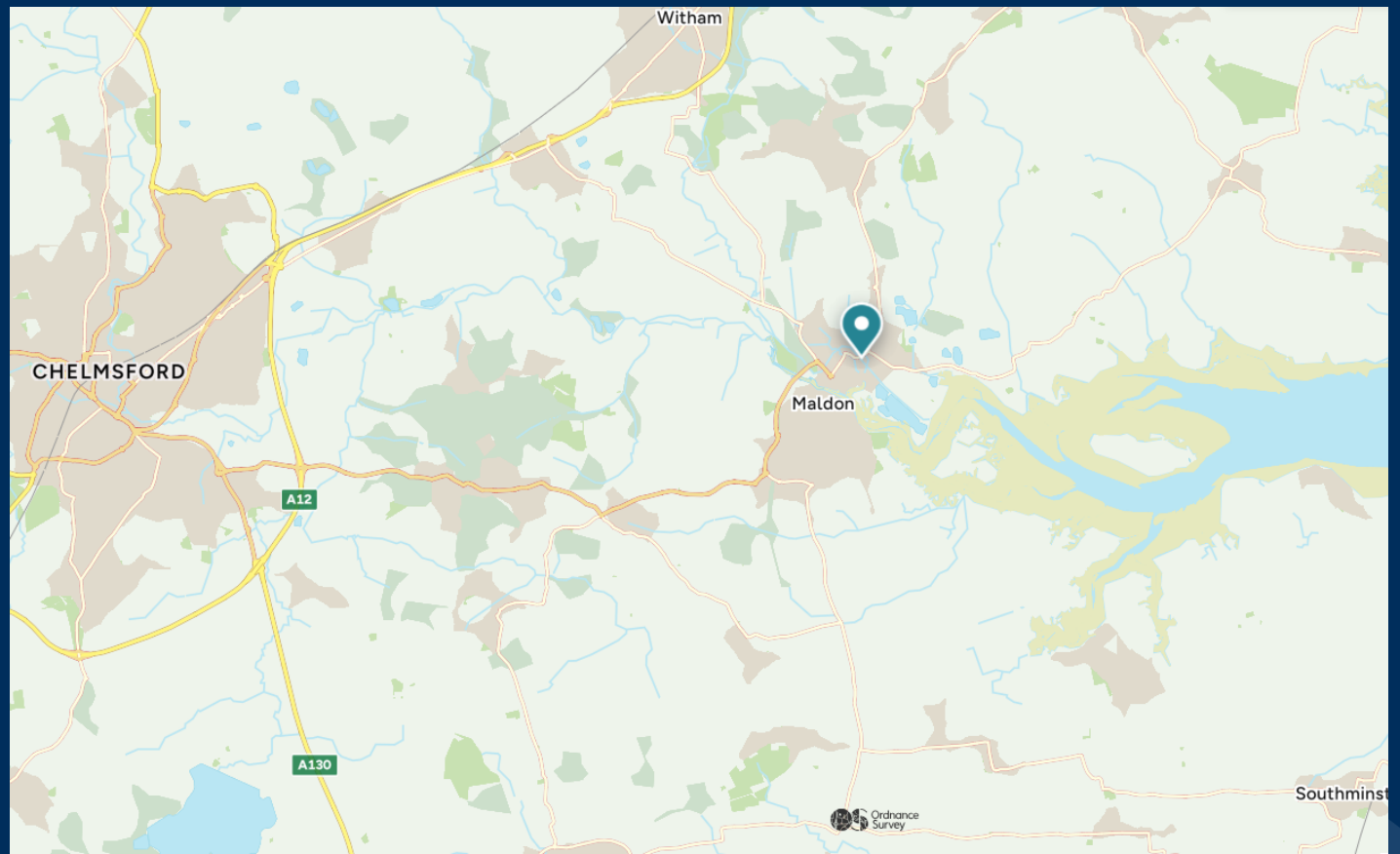


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Particulars created September 2025

