



**TO LET**

**Modern Trade Counter / Industrial / Warehouse**

**Unit 9 Maldon Trade Park, The Causeway  
Maldon, Essex, CM9 4LJ**

**QUOTING RENT**

**£49,842 Per Annum Exclusive**

**AVAILABLE AREA [GIA]**

**3,692 Sq. Ft.**  
[342.99 sq. m]

## IN BRIEF

- » **Maldon's Premier Trade Park Location**
- » **Nearby Occupiers Include Screwfix and Howdens**
- » **Extensively Refurbished in 2022**
- » **Allocated Parking**

## 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 A414 and the B1018. To the south west is a Tesco Extra together with a petrol filling station and McDonalds. To the south east is the Blackwater Retail Park with occupiers such as Aldi, Next, Costa, Travelodge and Greggs.

## DESCRIPTION

The property comprises an end of terrace trade counter / industrial/ warehouse of steel portal frame construction with metal wall cladding under a pitched roof with translucent roof panels. The property has a minimum eaves height of 4.90m rising to 5.60m at the apex and benefits from an electric up and over access door (2.90m wide and 4.35m high), a disabled WC and kitchenette facilities. Externally the property benefits from 4 allocated car parking spaces. Please note the interior images were taken prior to the current tenants occupation.

## ACCOMMODATION

- » Warehouse 3,596 sq. ft [334.12 sq. m]
- » WC/Kitchenette 96 sq. ft [8.87 sq. m]
- » **Total: 3,692 sq. ft [342.99 sq. m]**

## SERVICES

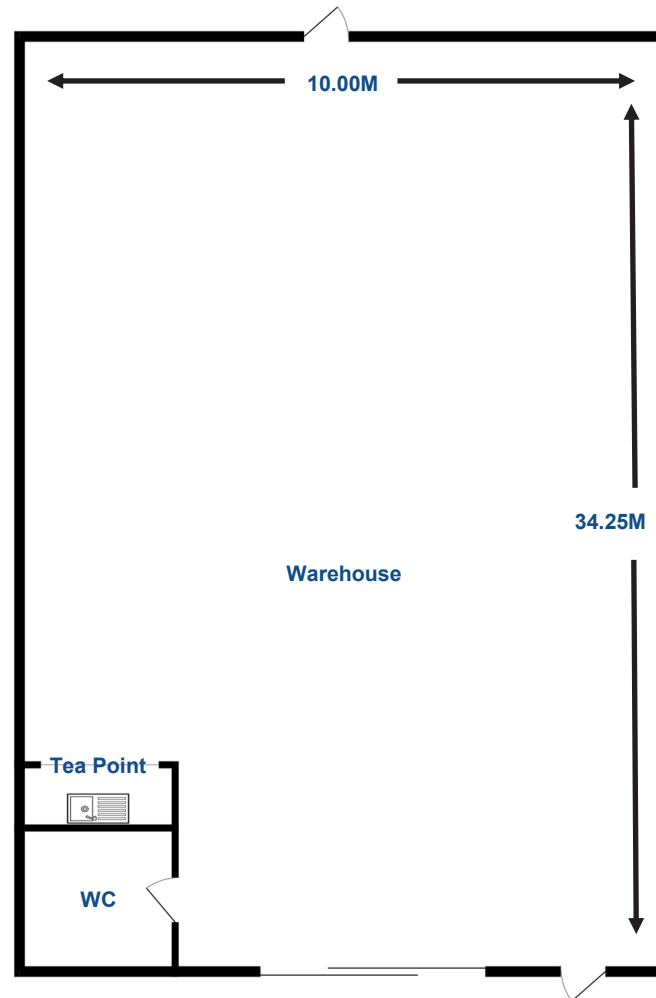
We understand the property is connected to mains water, drainage and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (57) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



Please note the floor plan is not to scale and the measurements are for indicative purposes only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BUSINESS RATES

We are advised Unit 8 & 9 are currently assessed as one premises and the rateable value is £53,000. The rateable value is to increase to £67,500 on the 1st April 2026. As the buildings are the same size we expect the rateable value of Unit 9 to be approximately 50% (£33,750). The business rates payable based on the 2026 multiplier are likely to be in the region of £14,500 per annum. We advise interested parties to speak to the local authority for confirmation of the figures.

## SERVICE CHARGE

We understand from our client there is a service charge for the upkeep of the estate. We understand the service charge is in the region of £230 per month. Further information is available upon request.

## BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. We understand the annual premium is in the region of £1,525 per annum.

## TERMS

The property is available on a new lease for a term of years to be agreed.

## RENT

£49,842 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.



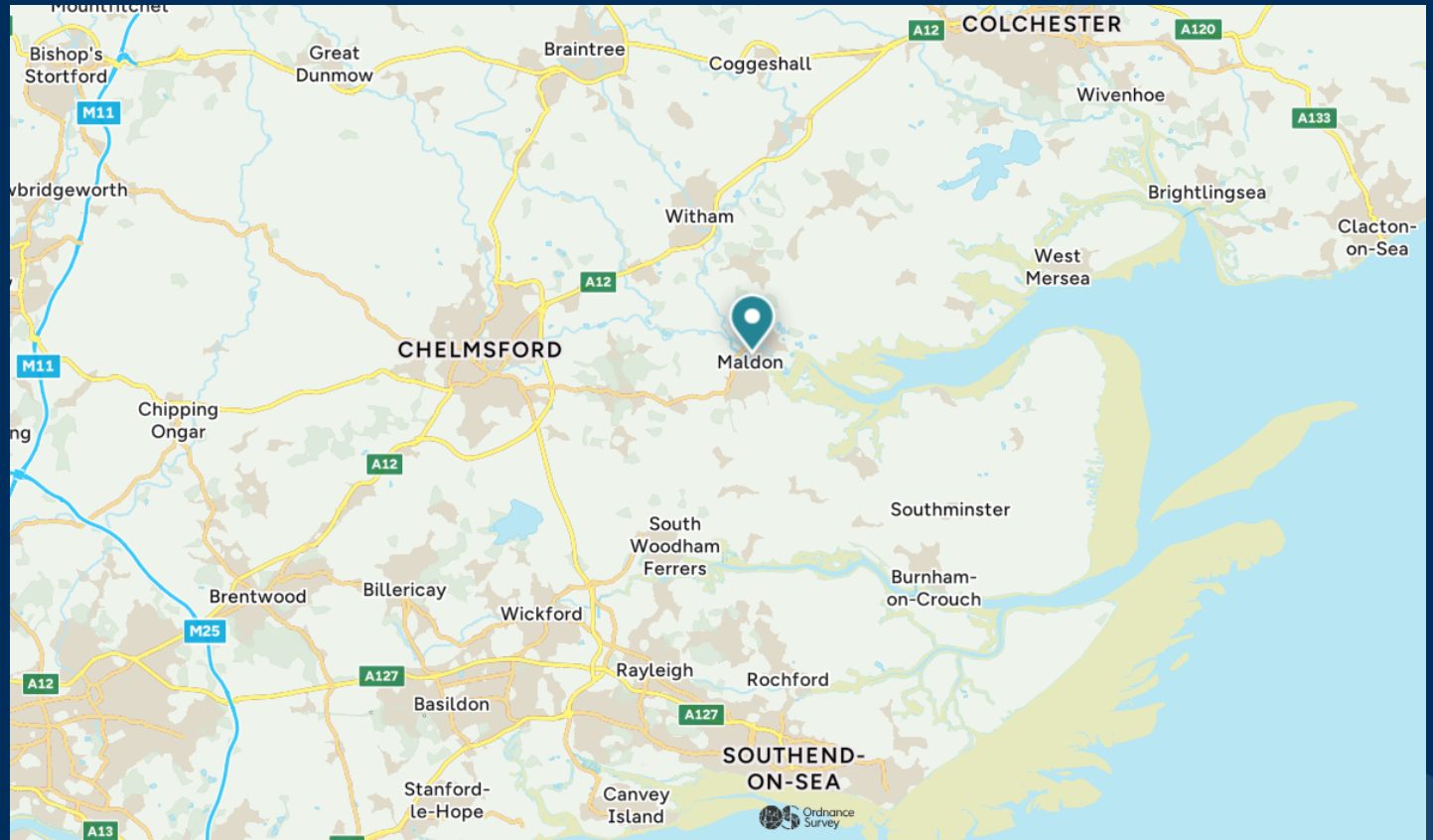
**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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Particulars created December 2025

