

TO LET

Industrial/Warehouse with Offices and Parking/Yard

**Circuit House, Quayside Industrial Estate,
Bates Road, Maldon, Essex, CM9 5FA**

QUOTING RENT

£180,000 Per Annum

AVAILABLE AREA [GIA] APPROX

18,519 sq. ft [1,720.44 sq. m]

IN BRIEF

- » Available Q2 2025
- » To Be Refurbished
- » 6.5m Minimum Eaves Height

LOCATION

Circuit House is located on the established Quayside Industrial Estate to the north east of Maldon Town Centre. Several trade and retail parks are nearby with a variety of international, national and local businesses. The A12 trunk road can be accessed at Hatfield Peverel via the B1019 or at Chelmsford via the A414. The A12 provides links to Chelmsford and the M25 to the south west and Colchester and the ports of Harwich and Felixstowe to the north east.

DESCRIPTION

The property comprises a detached industrial/warehouse with office accommodation at the front elevation over the ground and first floor. The warehouse has a minimum eaves height of 6.50m and benefits from three phase power. There is a loading door to the front elevation which leads out to a generous forecourt and parking area. The parking area could be secured to provide a yard.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

» Warehouse	12,693 sq ft	[1,179.20 sq m]
» Offices	2,913 sq ft	[270.62 sq m]

» First Floor

» Offices	2,913 sq ft	[270.62 sq m]
» Total:	18,519 sq ft	[1,720.44 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.

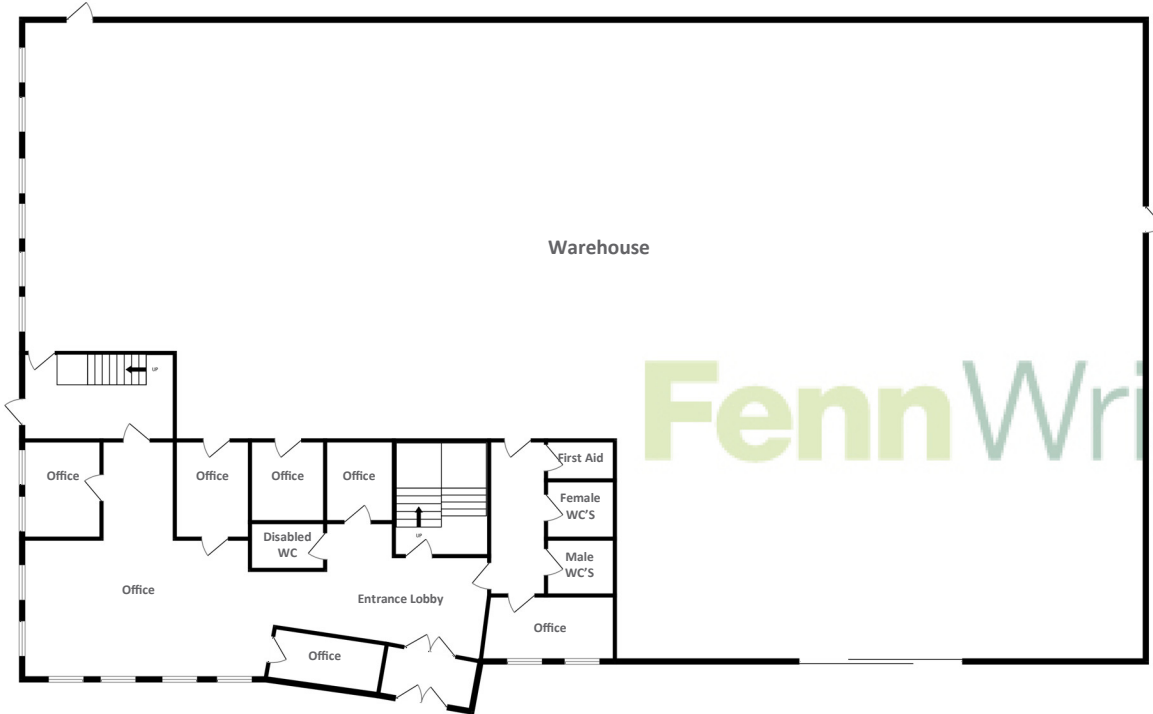
ENERGY PERFORMANCE CERTIFICATE [EPC]

An Energy Performance Certificate will be commissioned following completion of the refurbishment works.

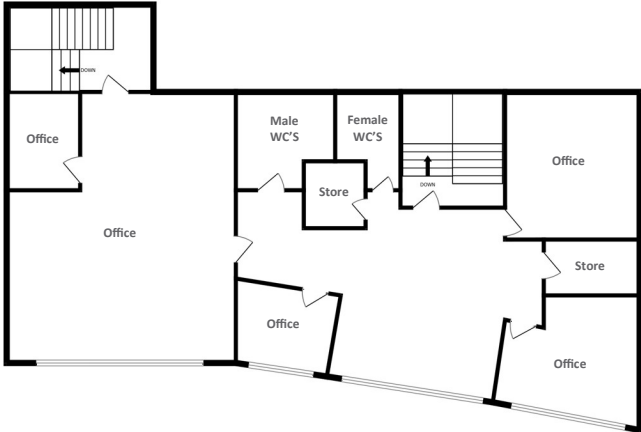


Indicative Plan Only - Not to Scale

GROUND FLOOR



1ST FLOOR



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 that the premises have a rateable value of £115,000. Therefore estimated annual rates payable of approximately £62,790 (2024/25). Interested parties are advised to make their own enquiries.

PLANNING

We understand the property has a longstanding B8 Use. We advise all interested parties to contact the Local Authority for further information.

TIMING

The property has been occupied by the same tenant for the last 20+ years and is to be available following refurbishment. We expect the works to be completed Q2 2025.

LOCAL AUTHORITY

Maldon District Council
T. 01621 854 477

TERMS

The property is available on a new Full Repairing and Insuring Lease for a Term of years to be agreed

QUOTING RENT

£180,000 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 identify prior to the instruction of solicitors.





TESCO EXTRA

BLACKWATER RETAIL PARK

BROOKS BROS

BERRY GLOBAL

MALDON TRADE PARK

TRAVIS PERKINS

EPPENDORF CRYOTECH

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

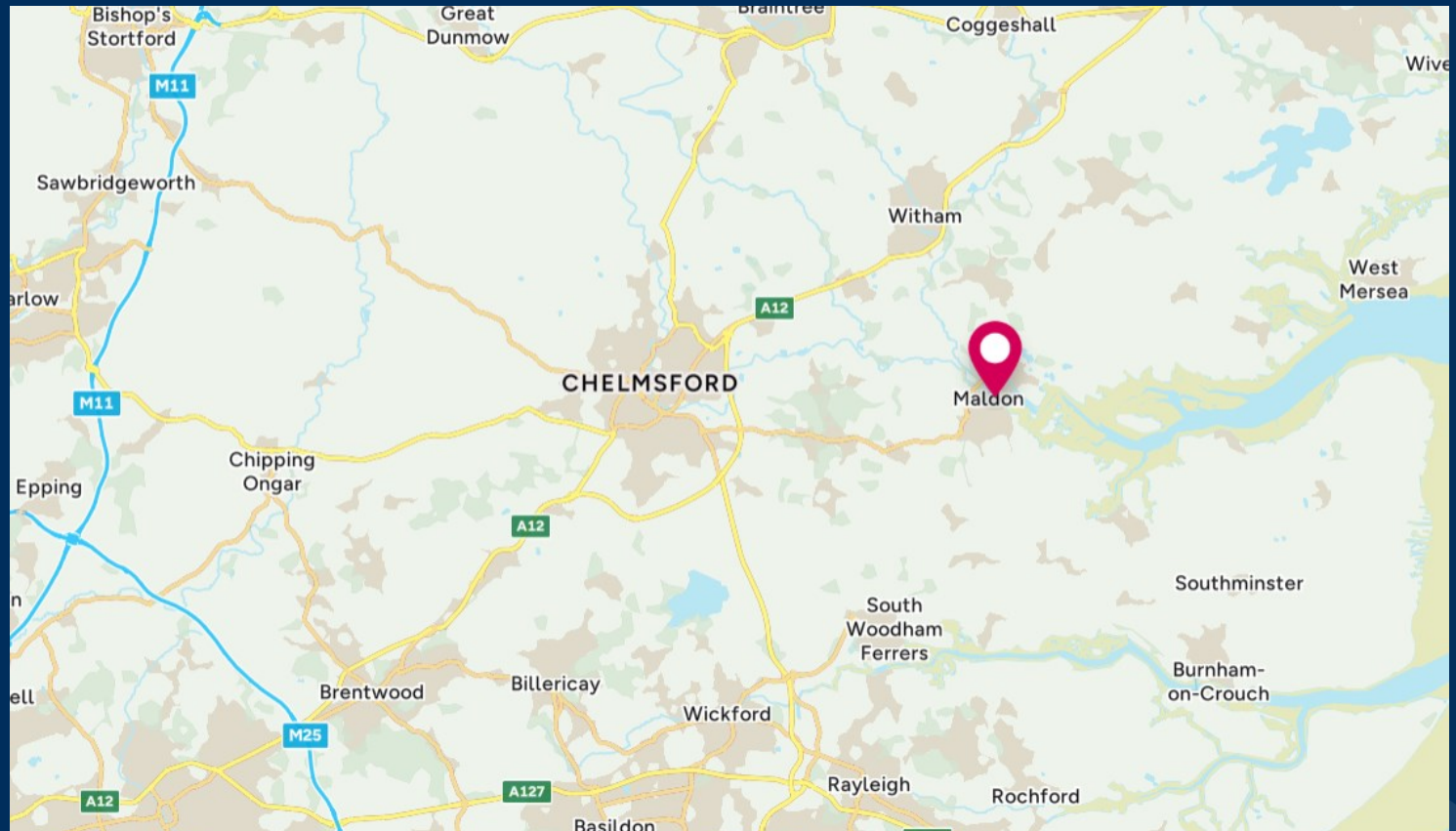
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Particulars created October 2024

