

Unit 12, Blackwater Trading Estate

THE CAUSEWAY, MALDON, ESSEX, CM9 4GG

To Let



KEY HIGHLIGHTS

- Secure manned security industrial estate
- Good secure yard
- Excellent access to the A414 (5 miles to A12)
- 5.5m eaves rising to 7.8m
- New LED Lights to be installed by the Landlord



LOCATION

Maldon is a market town on the Blackwater Estuary in Essex which has a population of 23,384 (2021 Census) and the district had a population of 61,700. It is situated 10 miles to the east of the City of Chelmsford, 22 miles south west of Colchester and 7 miles south east of Witham. The A414 links the town with the A12 at Chelmsford which provides access to the East Coast Ports of Felixstowe & Harwich to the north and the M25 at Junction 28 to the South. The Blackwater Trading Estate is located on The Causeway (B1018) and is accessed via a manned security gate.

The property is situated within Blackwater Trading Estate, a secure and well-established industrial estate accessed via gated entry points, providing enhanced security and peace of mind for occupiers.

Located just beyond the main estate entrance, the unit occupies its own self-contained and secure site. The estate benefits from strong transport links, offering convenient access to the surrounding road network and key logistics routes.

DESCRIPTION

This versatile industrial unit sits on a generous plot, featuring a substantial yard area of approximately 10,568 sq ft, which wraps around the south and west elevations of the building—ideal for loading, vehicle circulation, or external storage.

Access to the warehouse is provided via two roller shutter doors, with the internal space offering a clear eaves height of 5.5m, rising to 7.8m at the apex, suitable for a range of industrial or warehousing uses.

The building also includes two-storey office and welfare accommodation, which is in need of refurbishment, offering potential for customisation to suit an occupier’s specific operational needs.

	SQ M	SQ FT
Warehouse	565.59	6,088
Office	72.66	782
TOTAL	638.25	6,870
Yard	981	10,568

EPC

The landlord is to change the lighting and then have the unit reassessed.



SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management. This will be at a rate of £1.00psf, so £6,870pa.

BUILDING INSURANCE

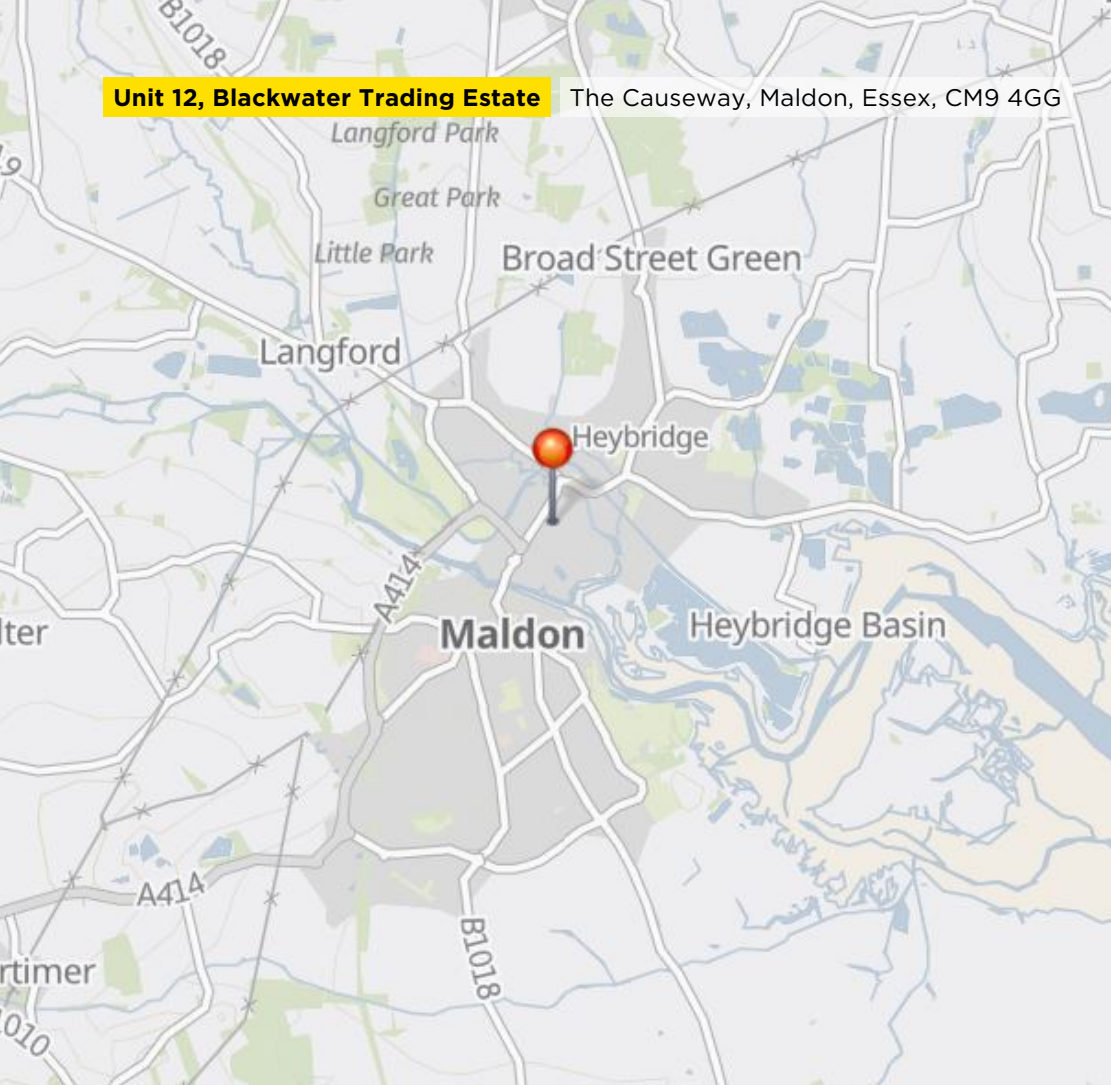
The tenant is to reimburse the Landlord the cost of buildings insurance premium.

SERVICES

Mains drainage, water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

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TERMS

The property is available by way a sub lease of a full repairing & insuring lease for a term that will expire by 31st May 2032. There is a rent review on the 25th August 2027 and any new sub lease would have to incorporate the review as per the head lease.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

LEGAL COSTS

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

CONTACT

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