

TO LET

**Refurbished Industrial/Warehouse with Offices
and Secure 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 Immediately
- » Recently Refurbished
- » 6.00m 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 two storey office accommodation. The warehouse has a minimum eaves height of 6.00m and a loading door leading to a generous loading and unloading area. At the front of the property is a well presented two-storey office section which provides reception, open plan and private offices, meeting room and staff facilities. The offices benefit from suspended ceilings with inset lighting and central heating. Externally, the property has a barrier controlled car park with 34 marked parking spaces. The car park and loading area could be fenced and gated to provide a secure 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]

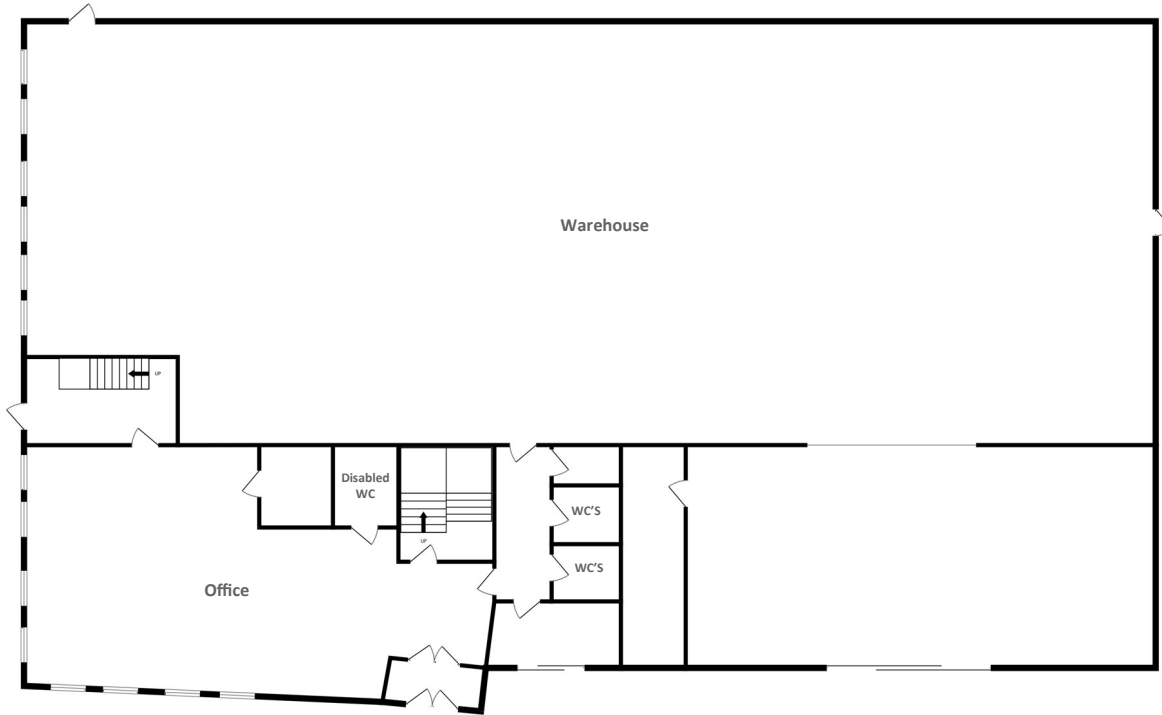
» First Floor

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

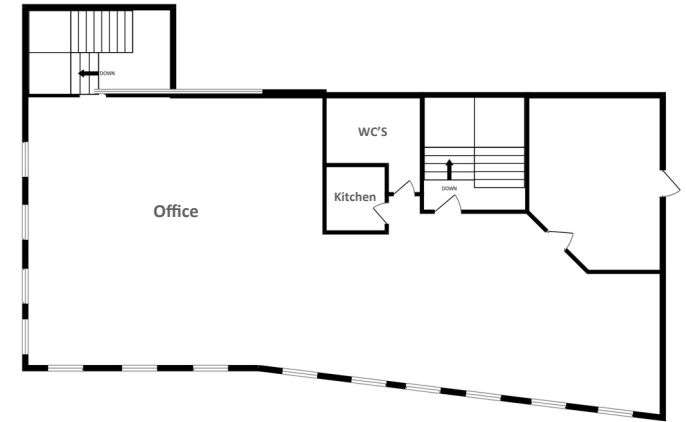


Indicative Plan Only - Not to Scale

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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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 property falls within Class B (36) 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 premises have a rateable value of £153,000. Therefore estimated annual rates payable of approximately £73,440 (2026/27). Interested parties are advised to make their own enquiries.

PLANNING

We understand the property has B2/B8 Use.

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 identity prior to the instruction of solicitors.





TESCO EXTRA

BLACKWATER RETAIL PARK

BROOKS BROS

BERRY GLOBAL

MALDON TRADE PARK

TRAVIS PERKINS



EPPENDORF CRYOTECH

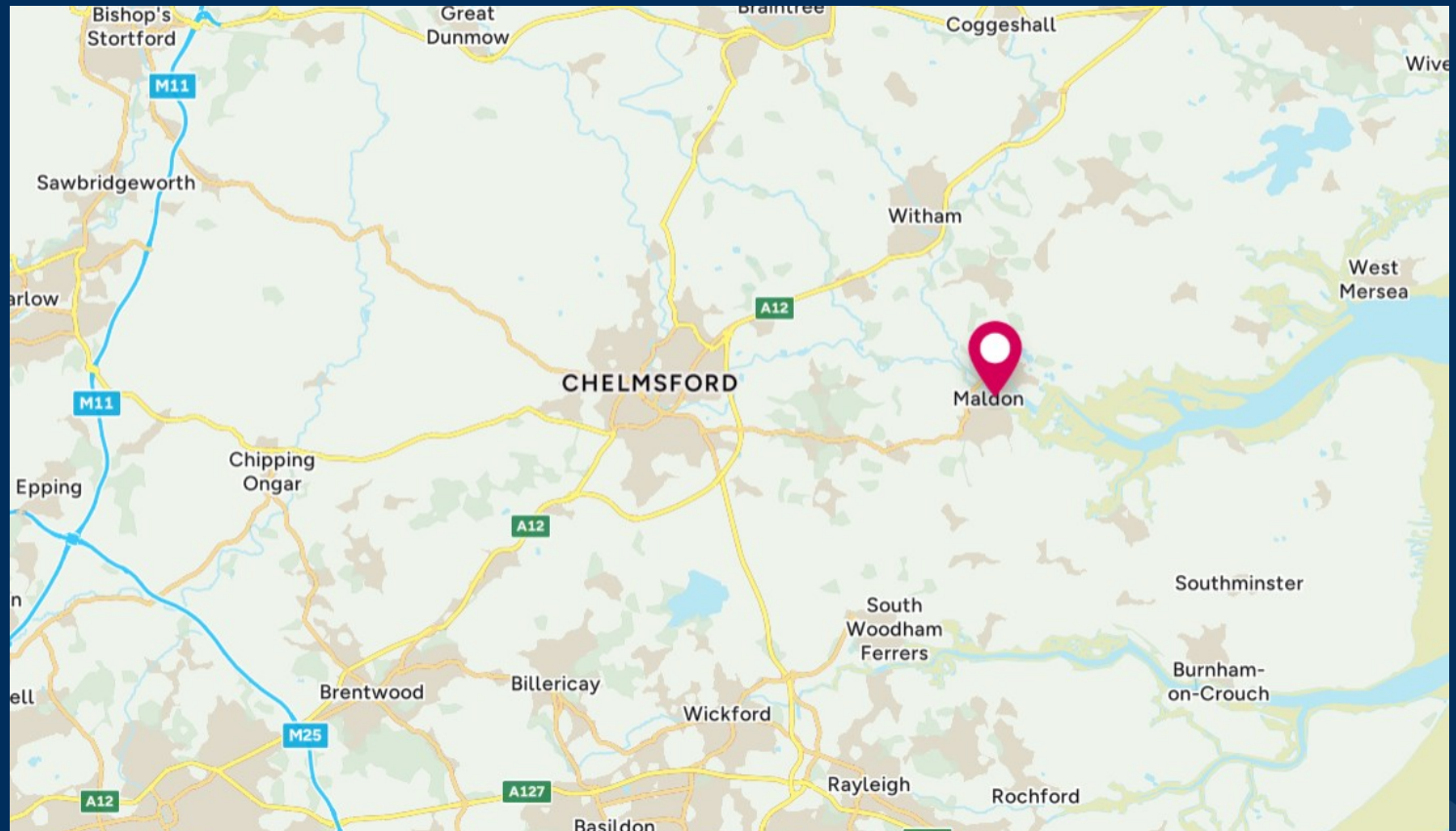
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created May 2026

