



**For Sale or To Let**

**Class E / B2 / B8 Premises**

**Unit 7a, West Station Yard, Spital Road,  
Maldon, Essex, CM9 6TR**

**Guide Price / Rent**

**£225,000 Freehold (No VAT)  
£21,000 Per Annum Exclusive**

**AVAILABLE AREA**

**1,304 sq ft  
[121.16 sq m]**

## IN BRIEF

- » Rare Opportunity
- » Exempt from Business Rates Subject to Individual Circumstances
- » Internal Viewing Highly Recommended

## LOCATION

The premises are situated on West Station Business Park, an established trading estate located on the Western side of Maldon. The estate is accessed via Spital Road which closely links to the A14 providing easy access to the A12 (approx. 6 miles) via the village of Danbury to the West or Hatfield Peverel (approx. 5 miles) to the North West.

## DESCRIPTION

The property comprises an end of terrace business unit which is split over ground and first floor. The property was extensively refurbished in 2017 and an internal viewing is highly recommended in order to appreciate the available space. The ground floor comprises a storage area which is accessed via an electric up and over access door, a kitchen and male and female WC facilities. On the first floor is well presented office accommodation which is primarily open plan. The offices are heated and cooled with air conditioning and benefit from good levels of natural light.

## ACCOMMODATION

- » Ground Floor 652 sq ft [60.58 sq m]
- » First Floor 652 sq ft [60.58 sq m]
- » **Total: 1,304 sq ft [121.16 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 B (32) 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 £5,100. Therefore estimated annual rates payable of approximately £2,545 (2024/25). The property is eligible for full business rates exemption subject to individual circumstances. Interested parties are advised to make their own enquiries.

## PLANNING

The property has an established B1, B2 & B8 Use Class.

## LOCAL AUTHORITY

Maldon District Council

## TITLE

Freehold under title EX475475. A copy of the title is available upon request.

## TERMS

The property is offered for sale freehold with vacant possession or to let for a term to be agreed.

## GUIDE PRICE

£225,000.

## QUOTING RENT

£21,000 Per Annum Exclusive.

## VAT

We understand VAT will not be applicable.

## LEGAL COSTS

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

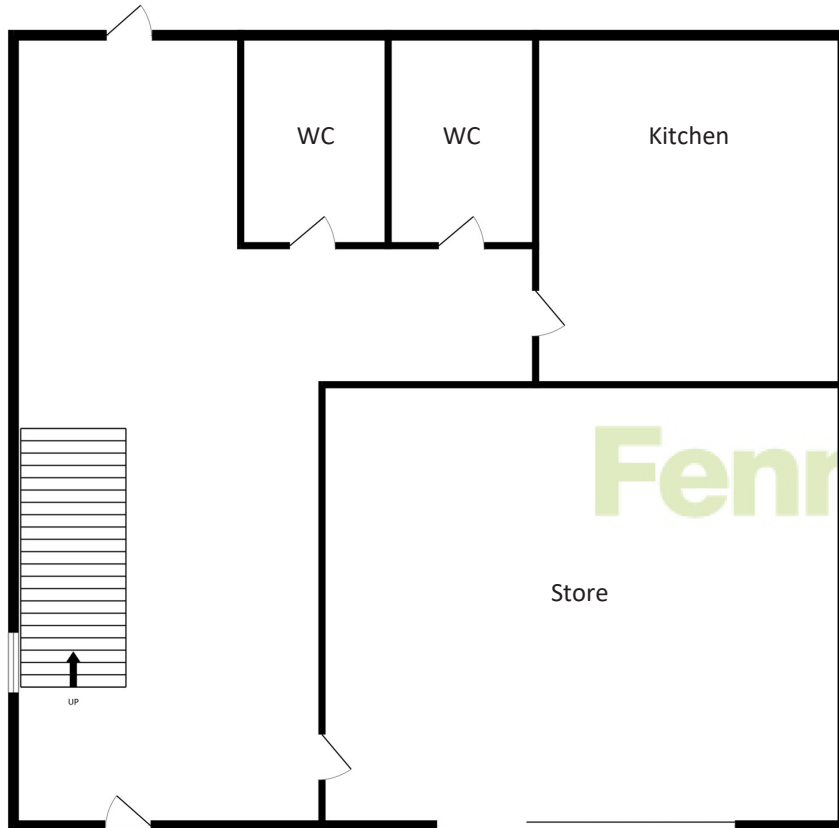
## ANTI-MONEY LAUNDERING REGULATIONS

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



# Indicative Plan Only - Not to Scale

GROUND FLOOR



1ST FLOOR



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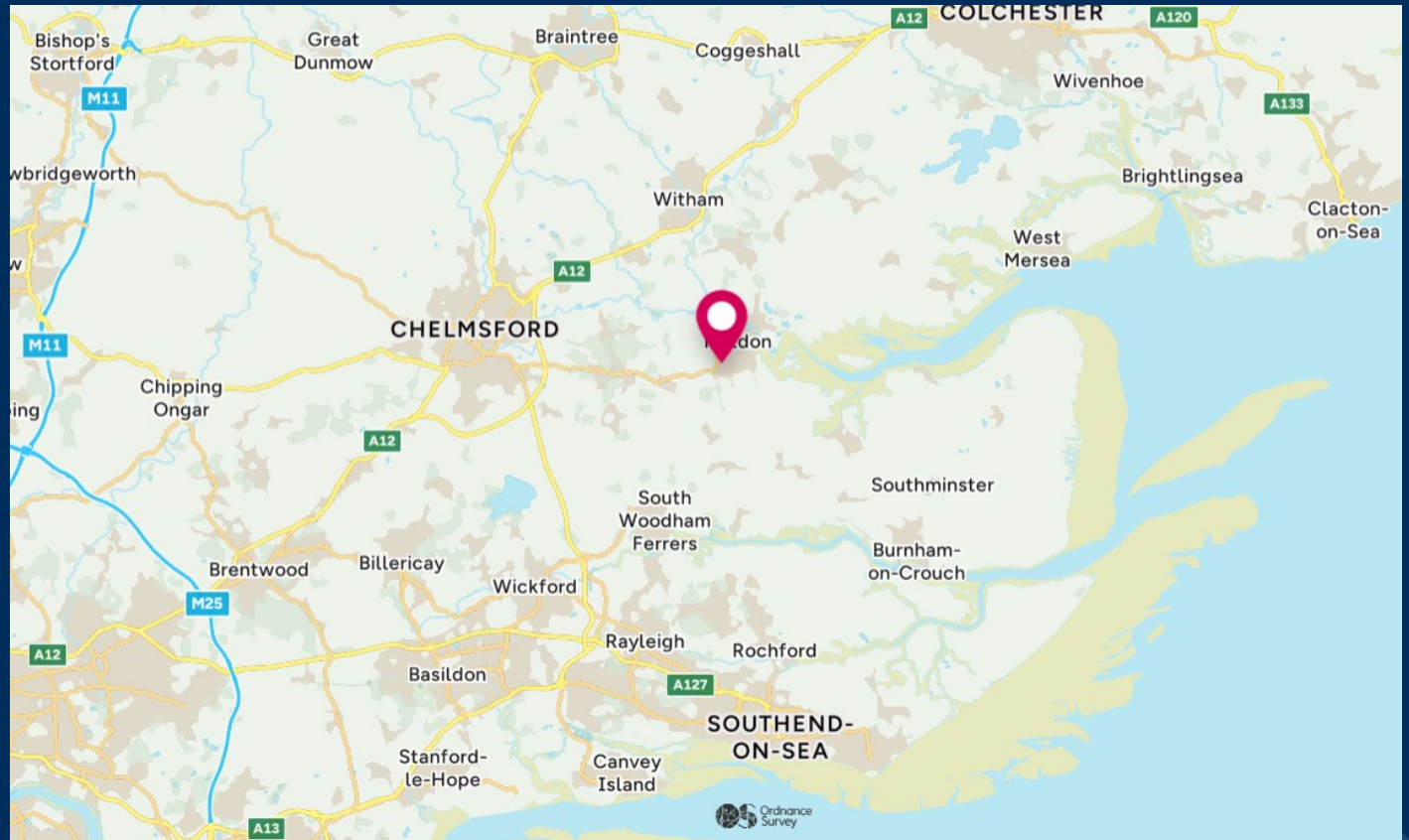
VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created April 2025

