



Storage: Maldon

Monthly £2,500

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

High quality composite clad 6725 sq ft building to let on established site on the outskirts of Maldon with excellent access to A414 and beyond.

The landlord is willing to complete works to fulfill tenant's requirements.

DETAILS

This is a 6725 sq ft commercial unit with two loading doors. The landlord is willing to complete works to fulfill tenants requirements. The building can be accessed via two entrances, one of which will accommodate larger vehicles.

RENT

The monthly rent is £2500.

SIZE

This unit extends to approximately 6725 sq ft (25m x 25m).

LOCATION

Knowles Farm is located on the western approach to Maldon at the

intersection of the A414 Maldon Road and B1018 Spital Road, opposite Morrisons and Wickes. The site has excellent access to the city of Chelmsford as well as road links such as the A12.

SERVICES AND FACILITIES

There is single phase electricity connected (wired for 3 phase if required), internet access, CCTV, external lighting and a yard to the rear available by separate negotiation.

CAR PARKING

Car parking is available and will be designated by the Landlord.

POTENTIAL ADJUSTMENTS

The landlord would be willing to carry out works to the unit for a tenant. This may include the installation of an office, WC, mezzanine flooring, external doors, etc.

TOWN PLANNING

The building has outline permission for commercial use. The specific use will need to be confirmed with Maldon District Council by the Landlord.

INSURANCE

Contents insurance will be the responsibility of the tenant.

NON-DOMESTIC RATES

Non-domestic rates will be payable by the tenant.

TERMS

To be agreed with the Landlord.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.
