



DETACHED WAREHOUSE WITH OFFICES (APPROX. 18,500 SQ FT / 1,718.7 SQ M) AND SUBSTANTIAL CAR PARK TO LET

Rent: £180,000 Per Annum

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

- Detached
- Immediately available
- Ground and first floor offices
- Substantial car park
- Refurbished

CIRCUIT HOUSE, QUAYSIDE INDUSTRIAL ESTATE, BATES ROAD, MALDON, ESSEX, CM9 5FA

Location

The property is situated on the established Quayside Industrial Estate. The A12 is approx. 6 miles North, providing a connection to the M25 thereafter. Hatfield Peverel Train station is also approx. 6 miles distant.

The Property

The property comprises detached warehouse with ground and first floor offices and facilities. Access is via a pedestrian entrance and a goods delivery door servicing the warehouse.

The warehouse provides full height space with sodium lighting and translucent roof panels. There are blower heaters fitted (not tested). The offices are carpeted and have wall-mounted heaters and recessed lighting within a suspended ceiling. There is perimeter trunking providing power points and BT.

The property has undergone refurbishment and is in the process of having the translucent roof sheets replaced and the outer skin of the roof recoated.

To the front is a substantial car park secured via a barrier.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Warehouse	12,700	1,179.83
Ground floor offices & ancillary	2,900	269.41
First floor offices & ancillary	2,900	269.41
TOTAL	18,500	1,718.65

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic rent reviews.

Figures

£180,000 pax + VAT

All other outgoings are payable in addition.

Costs

All other outgoings payable in addition such as utilities, building insurance, business rates and service charge (if applicable).

VAT

VAT is payable in addition.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating is B36, expiring October 2032.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

The Rateable Value (2026) is £153,000, making rates payable approximately £73,440 (26/27). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Anti Money Laundering

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

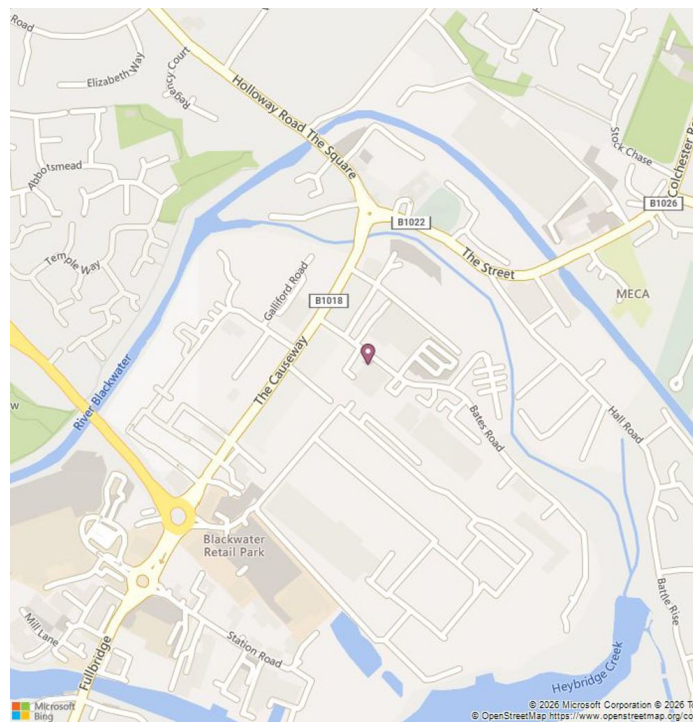
Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The floor areas and specifications have been provided by our client; we have not inspected. Interested parties are advised to satisfy themselves fully in due course.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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