

FOR SALE

Light Industrial Unit

3,193 sq. ft. (297 m²)

UNIT 26, WEST STATION YARD

Spital Road, Maldon, Essex, CM9 6TS



- Rare freehold opportunity
- New roof August 2023
- 3-phase power
- On site parking
- Immediately available
- Established estate

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com



LOCATION

The long established and popular West Station Yard Industrial Estate is located to the south west of Maldon town centre off Spital Road (A414). Spital Road provides access to the town centre and Heybridge to the north, and to Chelmsford to the south west.

DESCRIPTION

26 West Station Yard Industrial Estate comprises a mid-terrace light industrial unit arranged to provide ground floor workshop/warehouse with first floor offices (extended) and mezzanine floor. The unit has W/C's, 3-phase power and mains services. Externally there are parking spaces/allocated parking. The property has had a new front door and roof fitted in August 2023.

ACCOMMODATION

Ground floor	1,917 sq. ft. (178 m ²)
First floor offices	599 sq. ft. (56 m ²)
Mezzanine	677 sq. ft. (63 m ²)
Total	3,193 sq. ft. (297 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered for sale upon freehold terms.

PRICE

£430,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Maldon District Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC Rating of 93 - D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Ref: AC2720/10.22/TAC



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