



**FOR SALE**

**Modern Industrial/Warehouse with Parking**

**Unit 18 Mapledean Works, Maldon Road,  
Latchingdon, Essex, CM3 6LG**

**GUIDE PRICE**

**£315,000**

**AVAILABLE AREA [GIA]**

**2,650 sq ft**  
[246.16 sq m]



## IN BRIEF

- » Rare Freehold Opportunity
- » Modern Unit Constructed in 2007
- » Available Immediately & Well Presented
- » Exempt from Business Rates\*

## LOCATION

Mapledean Works is located on the outskirts of Latchingdon village which has a resident population of around 2,200 people. The nearest towns are Maldon (4 miles north) and Chelmsford (12 miles north-west). The estate is located to the east of Maldon Road which leads to Latchingdon and the main thoroughfare (B1018) about ½ mile to the south. Eastbound the B1018 leads to the heart of the Dengie Peninsula and westbound it links to the B1010 for access to Maldon and Chelmsford (via the A414).

## DESCRIPTION

The property forms part of Mapledean Works, a development comprising 6 units constructed circa 2007. Occupied by the same owner from new for storage purposes the property presents extremely well.

The unit comprises a semi-detached unit of steel portal frame construction with brick and profile metal wall cladding under a pitched roof with translucent roof panels. The unit has a minimum eaves height of 4.50m. The warehouse benefits from an up and over access door measuring 3.00m wide and 4.50m high. A mezzanine has been constructed covering the majority of the warehouse.

Air conditioned (not tested) office accommodation is provided over ground and first floor together with WC and kitchenette facilities.

We understand there is allocated car parking for four vehicles directly outside the property.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor	1,348 sq ft	[125.26 sq m]
» First Floor Office & Ancillary	470 sq ft	[43.66 sq m]
» First Floor Mezzanine	832 sq ft	[77.25 sq m]
» Total:	2,650 sq ft	[246.16 sq m]

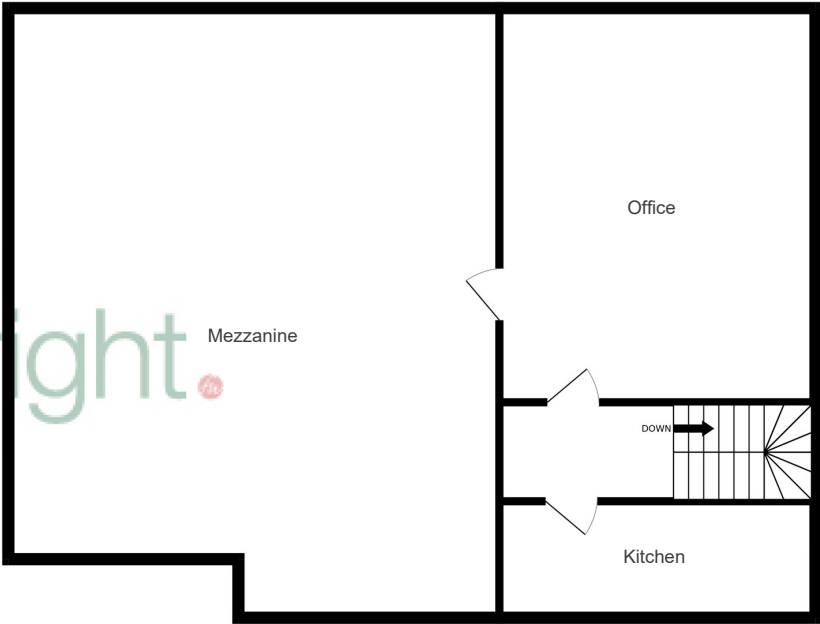


Floorplan - Not to Scale and for Indication Purposes Only

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.

## BUSINESS RATES

We are advised that the premises have a rateable value of £9,700. Therefore estimated annual rates payable of approximately £4,840.30 (2024/25). We understand the property may be eligible for small business rates relief subject to individual circumstances. We advise interested parties to speak to the local authority for further information.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (59) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## TITLE

The property is held freehold under title EX907442. A copy of the title is available upon request.

## TERMS

The property is offered for sale freehold with vacant possession.

## GUIDE PRICE

£315,000

## VAT

We understand VAT will be applicable to the purchase price.

## 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.



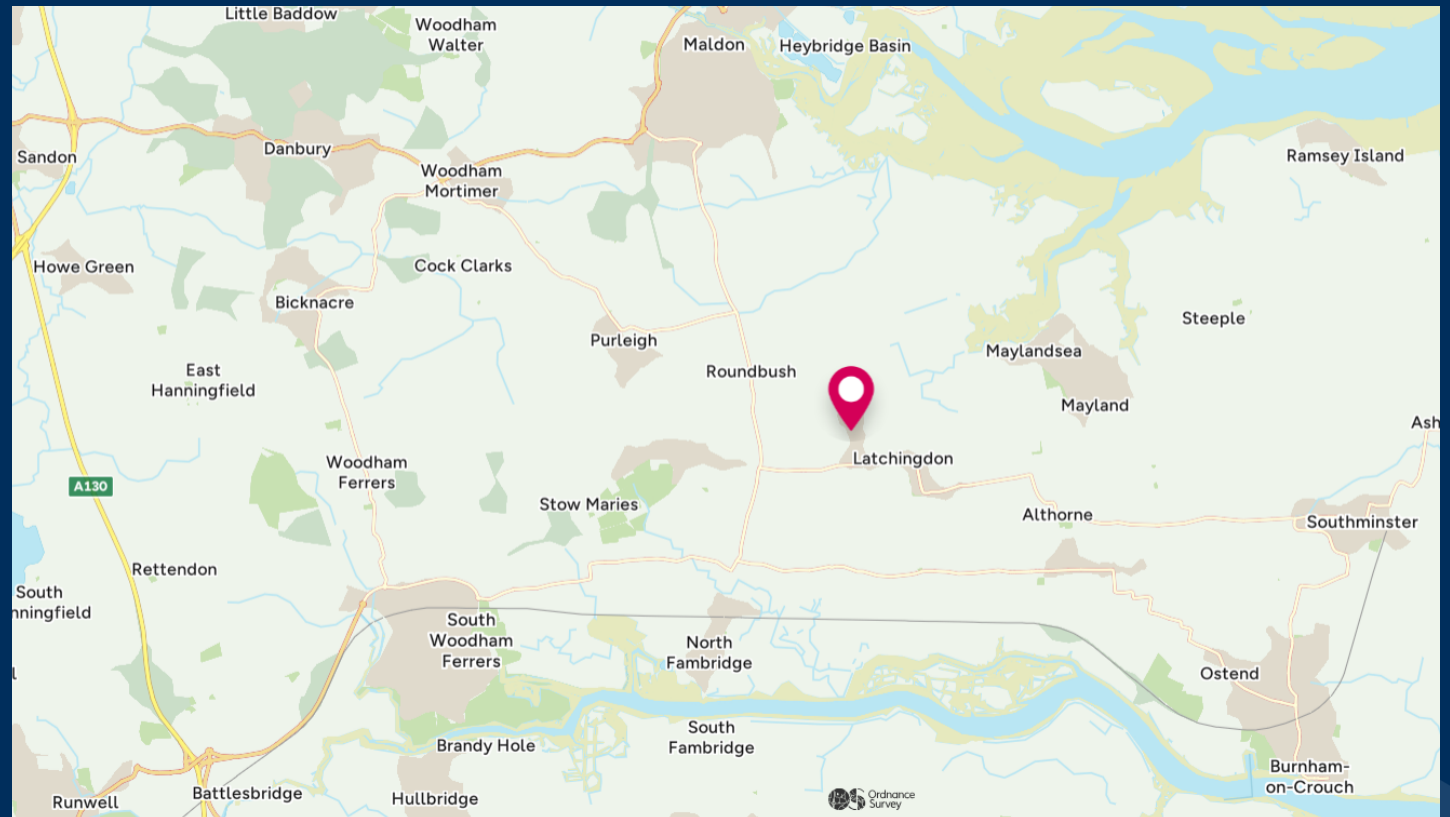
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Particulars created November 2024

**Fenn Wright**

