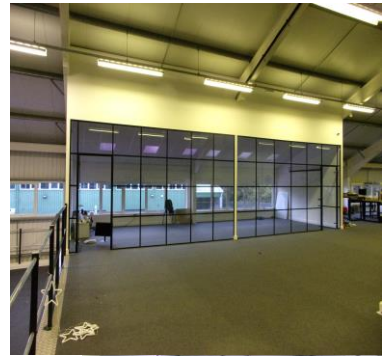


## Unit 8 C-E Wycke Hill Business Park, Maldon, Essex CM9 6UZ



Detached unit on popular retail/industrial estate

Approx. 4396-15,553 sq ft (408.8-1446 sq m) - can be divided to suit

**TO LET \* Half rent in 1<sup>st</sup> year**

- Next to Connect (Plumbing & Heating) & Ducati & near to
- PGR Builders Merchants, Wickes, Morrisons, Tool Station & Formula 1
- Three electric loading doors
- Air-conditioned
- Parking to front
- Vacant

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

## Location

Wycke Hill Business Park is an established retail and industrial estate on the south-west of Maldon opposite the A414. Surrounding occupiers include Morrisons, Wickes, Pets at Home, Ducati, Formula 1 Autocentres, CEF, Tool Station, PGR Builders Merchants and Connect Plumbing & Heating. The estate lies approx. 6 miles from the A12. A rail link is available at Hatfield Peveral, providing a service to London (Liverpool Street) in approx. 42 minutes.

## The property

A detached unit within a private gated development with parking to the front.

There is a mezzanine throughout, but this can be adapted or removed to suit. There are double glazed windows to the front and two storey display windows to the side.

Unit 8c-d has toilet facilities, kitchen and secure storage room at ground floor, in addition to the open plan storage/industrial space. There are two loading doors and an approximate 3.7m floor to ceiling height. Open plan office/showroom space with glazed director's office are situated at first floor.

Unit 8e is a two storey light industrial/storage unit with loading door at ground floor and open plan office/showroom etc. at first floor.

There is car parking along the entire frontage.

## Accommodation

The approximate Gross Internal area is:

	Sq ft	Sq m
<b>Units C&amp;D</b>		
Ground floor	5641	524.2
First floor	5516	512.6
Total	11157	1037.6

<b>Unit E</b>		
Ground floor	2161	200.8
First floor	2235	207.7
Total	4396	408.8

**Can be further divided to suit.**

**The mezzanine can be removed or adapted to suit.**

## Terms

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

## Figures

Units C & D - 97,000pax plus VAT.

Unit E - £38,000pax plus VAT.

Terms for further sub-division available on request.

**\*Half rent in first year subject to status and lease term**

## Legal costs

Each party shall be responsible for the payment of their own legal costs.

## Energy Performance Certificate (EPC)

The EPC rating is C68, expiring April 2030.

## Business Rates

The Rateable Value (2023) of the **whole property** is £62,500 of which approximately £34375pa is payable.

## Agent's 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.

## Enquiries/viewing

Please contact us on 01708 860696 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.