

## 4b Benbridge Industrial Estate, Maldon, Essex CM9 4ER



Industrial unit with two storey offices approx. 11,777 sq ft (1,095 sqm) with 23 car spaces and yard approx. 4,078 sq ft (379 sq m)

### FREEHOLD FOR SALE **\*PRICE REDUCED\***

- Established industrial estate
- Nearby occupiers include Rolls Royce and Le Bouchon Hotel
- Electrically operated loading door
- Eaves height approx. 4.7m
- LED/sodium lights
- 3-phase power
- Oil fired heating

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

### Location

Benbridge Industrial Estate is less than a mile from the High Street and within 5 miles of the A12 at Hatfield Peverel. Various retail parks and Supermarkets are within walking distance. A rail line is also available at Hatfield Peverel, providing a service to London (Liverpool Street) in approx. 42 minutes.

### The property

An end-terrace twin bay fully inter-connected unit fronted by two-storey office and ancillary accommodation.

The unit provides open plan industrial space accessed via an electrically operated loading door in the front elevation. There is a combination of LED and sodium lighting, two oil fired blower heaters and 3-phase power. Internally, there is a small mezzanine, store/staff room, further storage and works toilets.

The ground floor offices provide three offices, reception, toilets, utility room and kitchen. The first floor was originally offices but is being used as residential, comprising 3 rooms, bathroom and kitchen.

Externally, there are 4 car spaces at the front and a "L" shaped yard/external space. 19 further car spaces are allocated on the estate.

**Accommodation** The approximate Gross Internal area is:

Accommodation	Sq ft	Sq m
Unit	9943	924.1
Ground floor offices	917	85.26
First floor offices	917	85.26
<b>Total</b>	<b>11777</b>	<b>1095.3</b>
Mezzanine	1452	134.9
Yard	4078	379
23 car spaces		

### Terms

Freehold for sale with vacant possession on completion.

### Figures

Offers in the region of **£1m** are invited for the freehold interest.

### Legal costs

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

### Energy Performance Certificate (EPC)

The EPC report is in the process of being prepared.

### Business Rates

The Rateable Value (2023) is £50,000.

### Anti money Laundering Regulations

All buyers 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.

### 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:

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