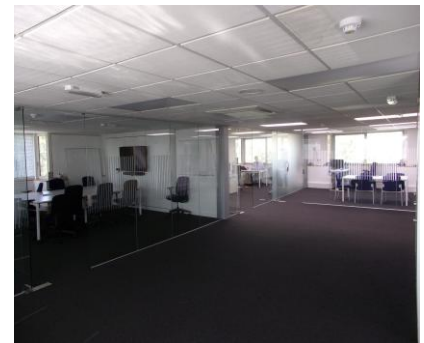


Endeavour House & Units 1A-E, Benbridge Industrial Estate, Holloway Road, Maldon, Essex CM9 4ER



Office/business unit Investment 17,362 sq ft (1614.6 sq m) with 63 car spaces **FREEHOLD FOR SALE * Price Reduced**

- Landmark building
- 72.5% occupied by Rolls-Royce Solutions UK Ltd
- Five two-storey business units
- Fully let
- Available as a TOGC

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

Location

Benbridge Industrial Estate is less than a mile from Maldon's High Street and within 5 miles of the A12 at Hatfield Peverel. Various neighborhood facilities are within walking distance. A train line is available at Hatfield Peverel, providing a service to London (Liverpool Street) in approx. 42 minutes.

Maldon is a popular market town with a district population of approximately 60,000.

The property

Endeavour House is a self-contained four-storey office building constructed in March 1989 with 39 designated car spaces. It is air-conditioned and served by a passenger lift. The specification includes double glazing, gas central-heating, LED lighting and includes a goods in area to ground floor.

Units 1A-E is a terrace of 5 two-storey business units with 24 car spaces.

Floor and site plans are available on request.

Accommodation The approximate floor areas are:

Accommodation	Sq ft	Sq m
Endeavour House	11,876	1,104
Unit 1a	953	88.6
Unit 1b	1,184	110.1
Unit 1c & 1d	2,172	201.9
Unit 1e	1,177	109.4
Total	17,362	1,614.6

Tenure

Freehold for sale subject to leases as shown on the attached tenancy schedule. Note: the information has been provided by our client directly and copy leases are available on request.

Covenant

72.5% of the rental income is guaranteed by Rolls-Royce Solutions UK Ltd. In the year to 31st December 2024, the company had a revenue of £220,712,000 and profit before tax of

£25,402,000. Net current assets were £35,692,000.

Units 1A-E are let to four local covenants.

Proposal

The price has been reduced from **£2,500,000 to £2,200,000**. A purchase at this level represents a NIY of **8.2%** allowing for costs at 5.6%. Sale by way of a TOGC for which copy accounts are available to named principals only.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificates (EPCs)

The EPC ratings are as follows:

Endeavour House – C61 expiring Feb 2033

Unit 1a – C56 expiring Aug 2032

Unit 1b – C63 expiring Aug 2032

Unit 1c – C57 expiring Sept 2032

Unit 1d – C52 expiring Sept 2032

Unit 1e – C55 expiring Sept 2032

Asbestos Surveys

Available on request.

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.

The floor and areas have been provided by our clients and should be verified on site in due course.

Enquiries/viewing

Strictly by prior arrangement with sole agents

Branch Associates on 01708 860696 or

jb@branchassociates.co.uk Contact Johnathan Branch

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