

## Unit 8a/b Wycke Hill Business Park, Maldon, Essex CM9 6UZ



Detached unit on popular retail/industrial estate

Approx. 2,876 - 12,641sq ft (267.4 - 1,175.6 sq m)

**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
- Two electric loading doors
- Air-conditioned
- Parking to front
- Mezzanine with loading ramp (or can be removed/adapted)
- 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 development providing two inter-connecting units with separate services and loading doors.

There is a mezzanine throughout with substantial electric loading ramp and double glazing to the front. The apex height at mezzanine level is approx. 6.8m. **The mezzanine can be removed or adapted to suit.**

Unit 8a has toilet facilities, ceramic tiled floor at ground floor, office and the loading ramp. The ground floor offers column free space, electric loading door, pedestrian door and double glazing to the front.

Unit 8b has toilet and kitchen facilities as well as a covered loading area to the side. This space is also column free, double glazed with pedestrian and loading access to the front.

There is car parking along the entire frontage.

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

	Sq ft	Sq m
<b>Unit 8a</b>		
Ground floor	3936	366.0
Mezzanine	3705	344.5
<b>Unit 8b</b>		
Ground floor	2160	200.8
Mezzanine	2123	197.4
Covered loading	716	66.5

**Available separately or combined.**

**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

Unit 8a with mezzanine £31,500 then 63,000pax  
 Unit 8a without mezzanine £21,500 then £43,000pax

Unit 8b with mezzanine £19,500 then £39,000pax  
 Unit 8b without mezzanine £15,000 then £30,000pax

**\*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 C67, expiring April 2030.

### Business Rates

The Rateable Value (2023) of the **entire property** £47,000. This will be re-assessed if the unit is let separately.

### 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)

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