



TO LET - Available as a Whole or Individually

Modern Trade Counter / Industrial / Warehouse

**Unit 8 & 9 Maldon Trade Park, The Causeway
Maldon, Essex, CM9 4LJ**

QUOTING RENT

£13.50 Per Sq. Ft. Exclusive

AVAILABLE AREA [GIA]

3,613 - 7,305 Sq. Ft.

[335.65 - 678.65 sq. m]

IN BRIEF

- » **Maldon's Premier Trade Park Location**
- » **Nearby Occupiers Include Screwfix and Howdens**
- » **Extensively Refurbished in 2022**
- » **Allocated Parking**

LOCATION

Maldon Trade Park is situated on the Causeway, approximately 0.5 miles north east of Maldon town centre, adjacent to the roundabout junction of the A414 and the B1018. To the south west is a Tesco Extra together with a petrol filling station and McDonalds. To the south east is the Blackwater Retail Park with occupiers such as Aldi, Next, Costa, Travelodge and Greggs.

DESCRIPTION

The property comprises a mid terrace and an end of terrace trade counter / industrial/ warehouse of steel portal frame construction with metal wall cladding under a pitched roof with translucent roof panels. The units have a minimum eaves height of 4.90m rising to 5.60m at the apex and benefit from electric up and over access doors (2.90m wide and 4.35m high), disabled WC and kitchenette facilities. Externally the properties benefit from 8 allocated car parking spaces. Please note the interior images were taken prior to the current tenants occupation.

ACCOMMODATION

- | | |
|----------|-----------------------------|
| » Unit 8 | 3,613 sq. ft [335.65 sq. m] |
| » Unit 9 | 3,692 sq. ft [342.99 sq. m] |
| » Total: | 7,305 sq. ft [678.65 sq. m] |

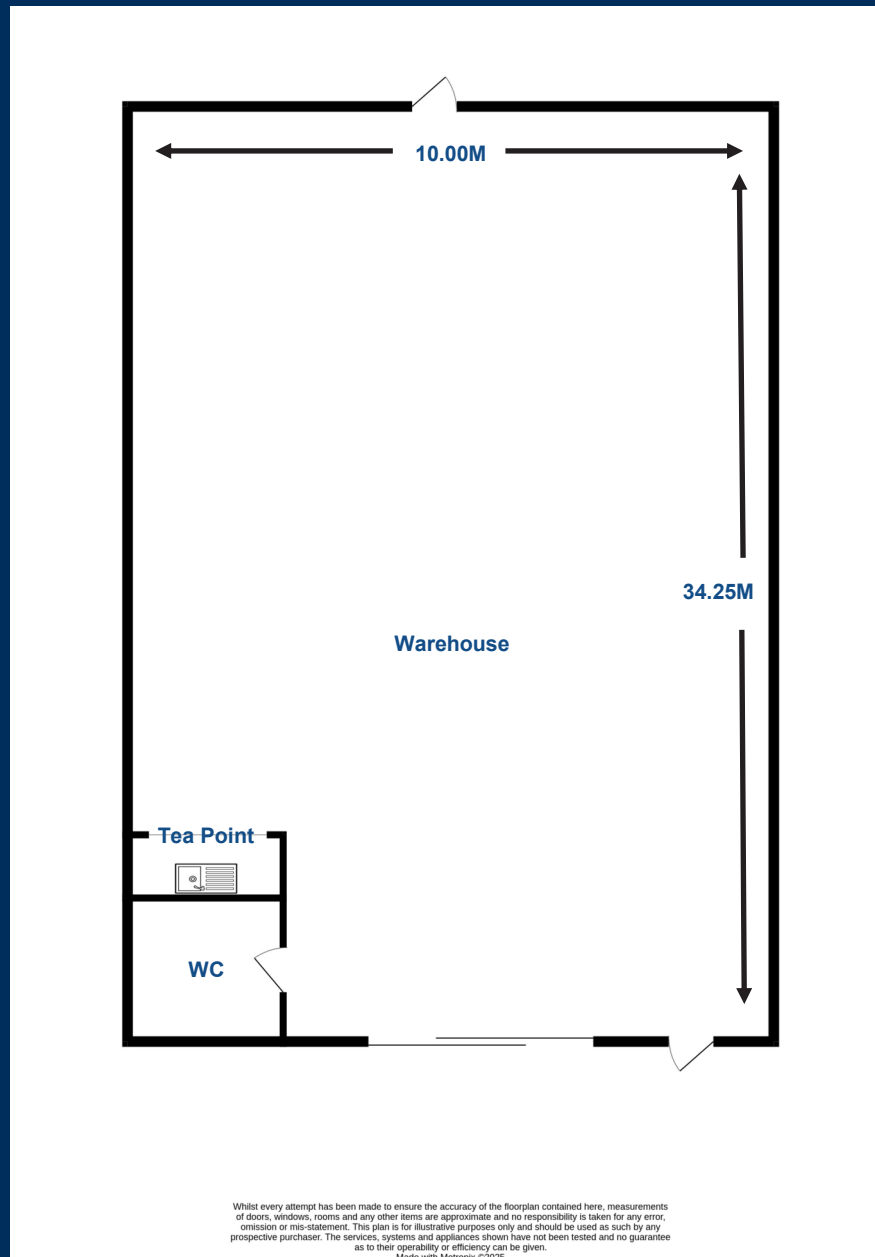
SERVICES

We understand the properties are 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.



Please note the floor plan is not to scale and the measurements are for indicative purposes only.

Unit 9 Only





ENERGY PERFORMANCE CERTIFICATE [EPC]

Unit 8 - Band C (57)

Unit 9 - Band C (57)

A full copy of the EPC assessments and recommendation reports are available upon request.

BUSINESS RATES

We are advised Unit 8 & 9 are currently assessed as one premises and the rateable value is £67,500. We advise interested parties to speak to the local authority for confirmation of the figures.

SERVICE CHARGE

We understand from our client there is a service charge for the upkeep of the estate. We understand the service charge is in the region of £230 per month for each unit. Further information is available upon request.

BUILDINGS INSURANCE

The landlord insures the building and recharges the premium to the tenant. We understand the annual premium is in the region of £1,525 per annum for each unit.

TERMS

The properties are available on a new lease for a term of years to be agreed.

RENT

£13.50 Per Sq. Ft Per Annum Exclusive

VAT

We understand VAT is applicable.

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 tenant's identity prior to the instruction of solicitors.



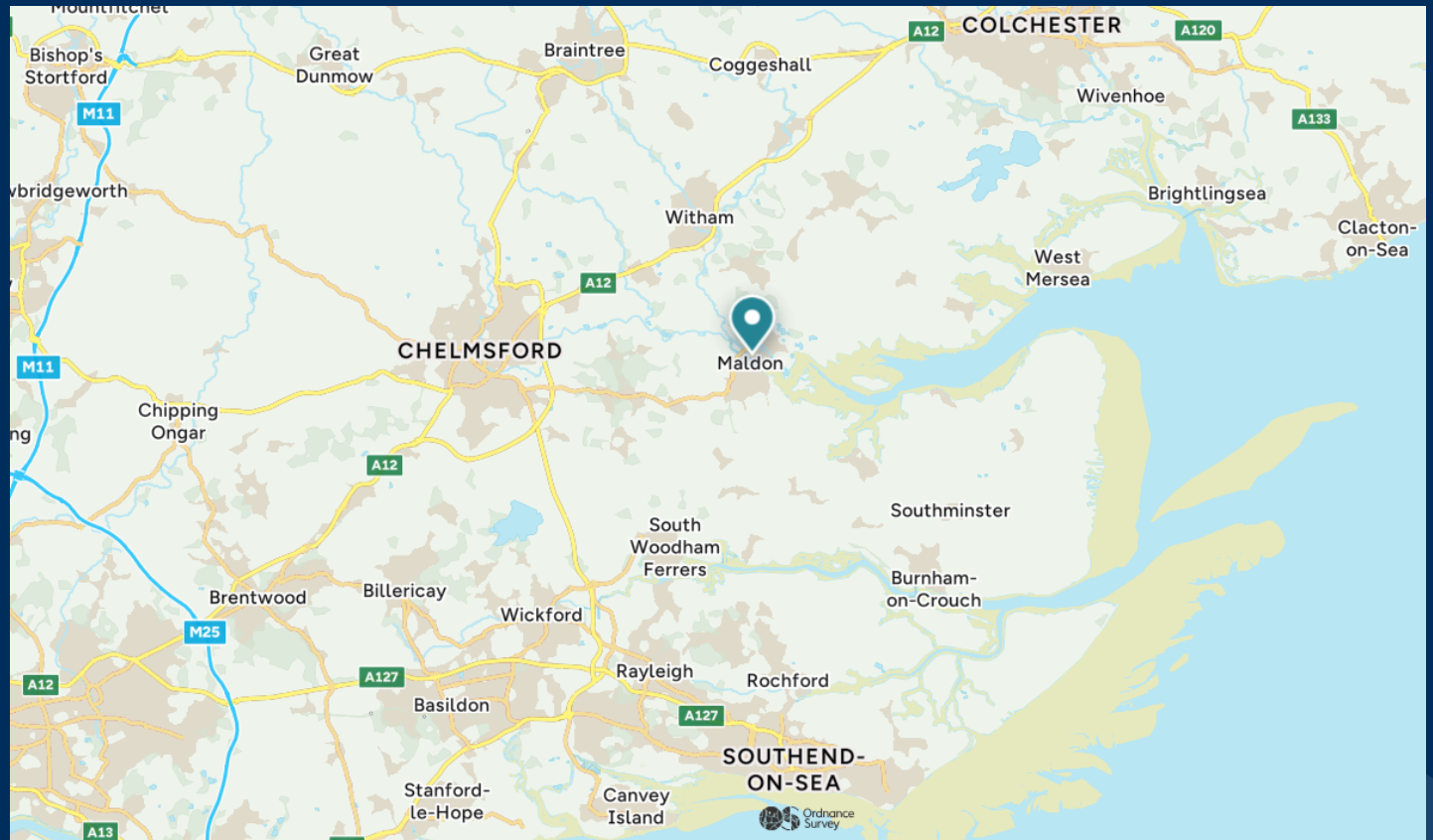
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created July 2026

Fenn Wright

