

Unit 2, 14 Wycke Hill Business Park, Maldon, Essex CM9 6UZ



**To Let**

**D2 Premises  
with Parking**

**368.25 Sq. M.  
(3,964 Sq. Ft)**

- Unique Opportunity Suitable for a Variety of Uses
- Located on Popular Business / Retail Park
- Nearby Occupiers Include Morrison's Supermarket, Wickes and Quest Motors.
- WC Facilities
- Quoting Rent - £32,000 Per Annum

# Details

## Location

The property is situated on the popular and well established Wycke Hill Business Park which is home to a number of national occupiers such as Morrison's, Wickes, Pets at Home and Quest Motors.

The business park is situated in a prominent position fronting the A414 which is the main road into Maldon and connects to the A12 at Chelmsford.

The A414 also provides a bypass around Maldon which heads to Heybridge and connects to the B1018 which in turn joins the A12 at Witham.

## Description

A detached industrial/warehouse building of steel portal frame construction with walls in part facing brickwork and plasticised steel cladding. The property benefits from three phase power, gas blower heater and has a minimum eaves height of 5.50 metres.

The property is currently being used as children's day nursery. The property is primarily open plan on the ground floor with two further rooms on the first floor. Please refer to the floor plan for further information.

The property is situated within a secure site which is shared with one other occupier. Allocated car parking is provided within the secured site.

## Accommodation

The property has been measured on a Gross Internal Area basis:

Ground Floor	278.25 Sq. M	2,995 Sq. Ft
First Floor	90.00 Sq. M.	969 Sq. Ft.
<b>Total</b>	<b>368.25 Sq. M</b>	<b>3,964 Sq. Ft</b>

## Services

We understand the property has mains water, gas and 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.

## Business Rates

Rateable Value	£22,000
Rates Payable 2019/20	£10,802 per annum approx.

## Planning

The property has planning consent for a D2 (E) Leisure Use. D2 (E) includes a swimming bath, skating rink, gymnasium or area for other indoor sports or recreations, not involving motorised vehicles or firearms. It does not include a cinema, a concert hall, a bingo hall or casino or a dance hall. Our client will consider alternative uses which will be subject to a change of use.

## Energy Rating

Band C - 73

## Rent

£32,000 per annum exclusive.

## Lease Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

## VAT

We understand VAT will be payable.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

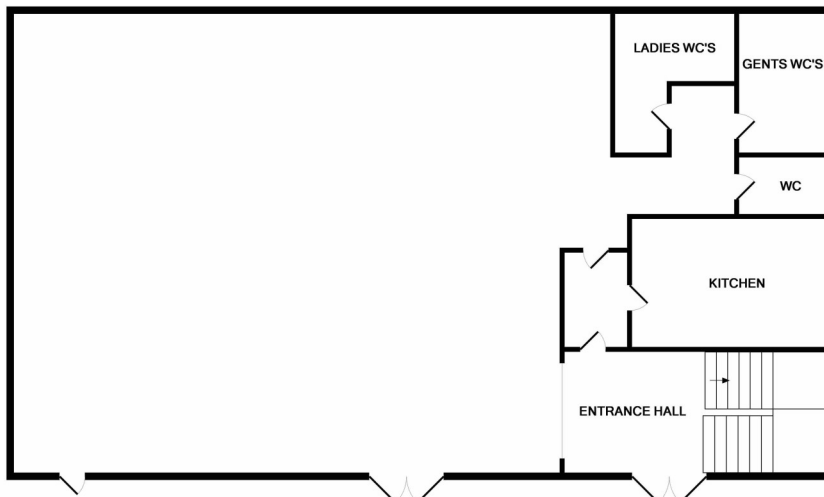
Strictly by prior appointment with the sole agent:

**01245 261226**

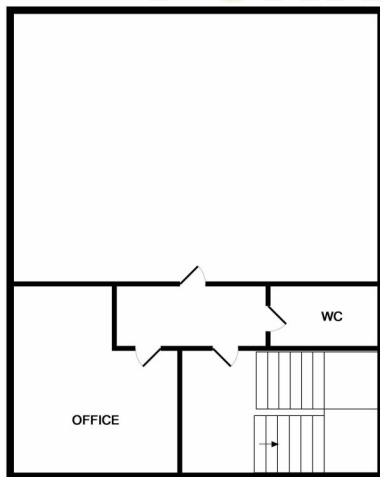
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GROUND FLOOR

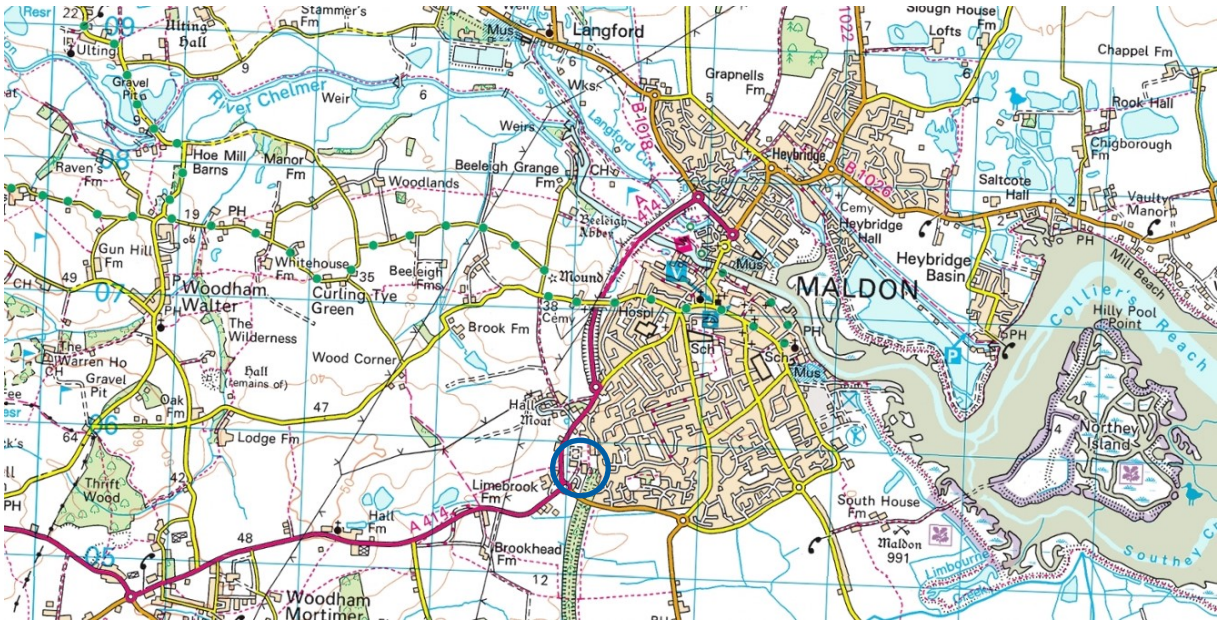


1ST FLOOR

Fenn Wright

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For further information

**01245 261226**

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