



Industrial Unit | **TO LET**

4,843 sq ft | 449.9 sq m (approx.)

Barn B, Brookhead Farm, Maldon Road, Woodham Mortimer, Essex CM9 6GP

-  Quiet farm location
-  Secure site
-  Large yard for loading / unloading and parking
-  Available from June 2025

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in this property. The property is being let by a member of staff within Coke Gearing.

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Location

The premises are located on the outskirts of Maldon which provides direct access to the A414. The A414 connects to the A12 at junction 18 in approx. 10 minutes. The A12 leads south towards London providing access to the M25 and the north circular. Heading north on the A12 leads to Colchester, Ipswich and the A14.

Nearby large towns such as Basildon, Southend and Rayleigh are also easily accessed via the A130, which connects to the A127 in approx. 18 miles.

Description

The unit is of steel portal frame constructed under a pitched roof, incorporating translucent roof lights, with part brick part clad elevations. The unit benefits from both front and rear access. There are two large roller shutter doors on the front elevation, one measuring 5.4 m wide and 4.9 m high and the other is 4.5 m wide and 4.9 m high. The rear sliding door measures 4.5 m wide and 4.9 m high, this is also the pedestrian access. The warehouse area has an eaves height of approx. 3.7 m and an apex height of approx. 6.5 m. The unit has LED lighting, water and foul connection and BT connection.

The unit has large front and rear yards allowing for loading/unloading and car parking.

Accommodation

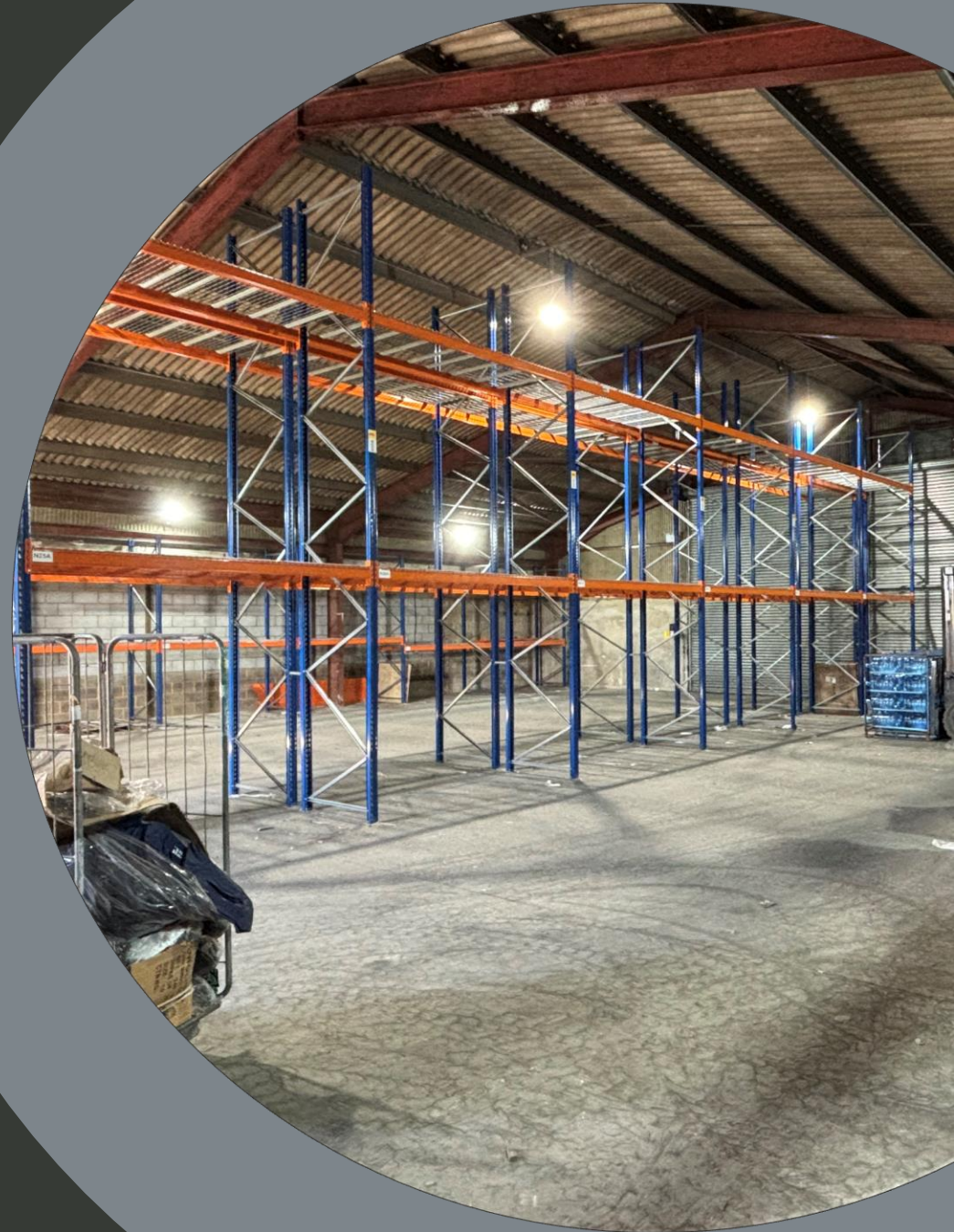
GIA approx.	4,843 sq ft	449.9 sq m
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Rent

£45,000 per annum exclusive

Buildings Insurance

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. For the current year the approximate cost is £420.





Service Charge

There is a service charge to cover the costs of lighting, estate signage and Landscaping. The annual amount is £2,000.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Terms

The property is available by way of a fully repairing and insuring lease, terms to be agreed, from June 2025.

Viewings

Toby Pemberton

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Legal Costs

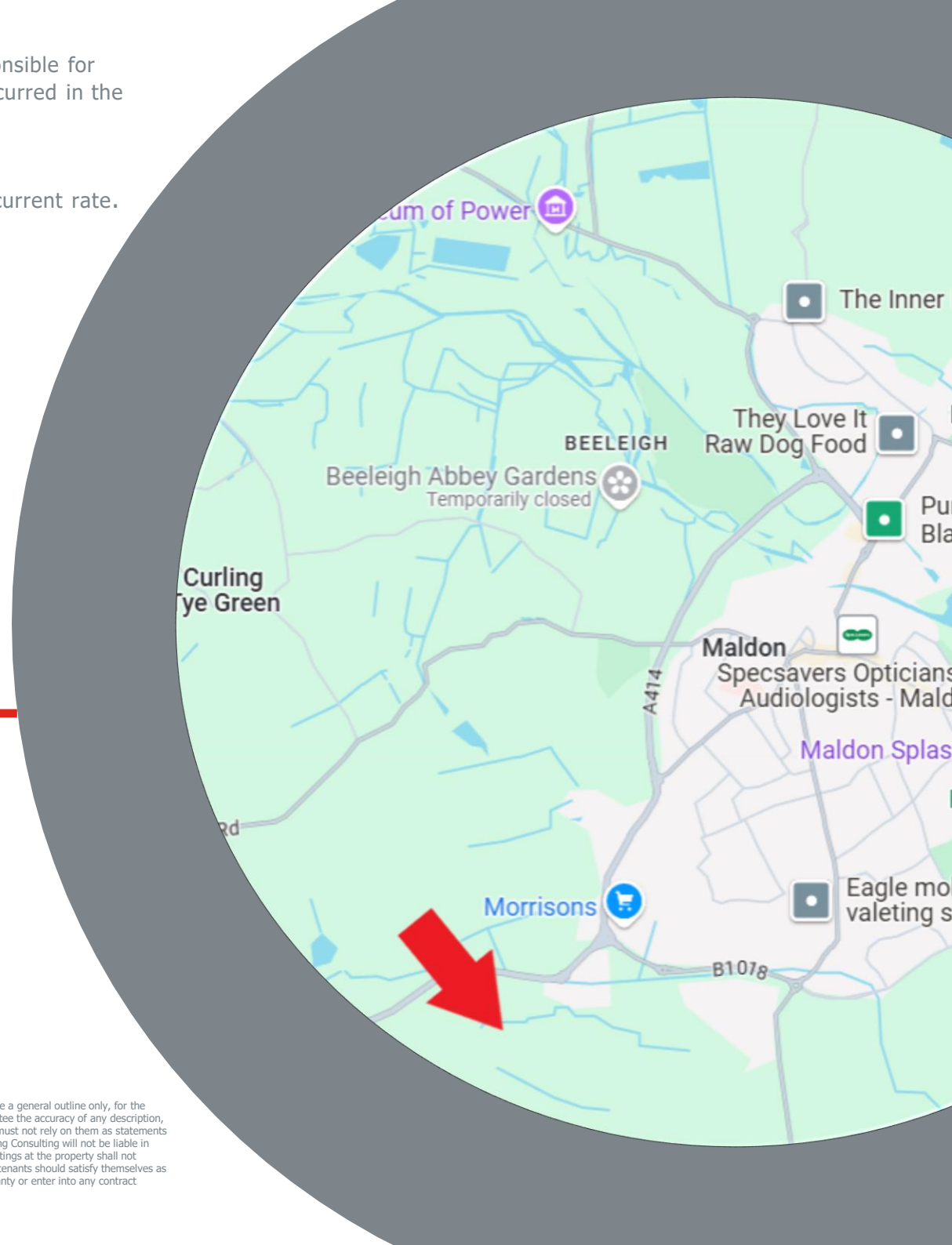
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.

EPC

TBC



Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. Sept 2024