Unit 3 Old Maltings Ind Est, Maltings Road, Batlesbridge, SS11 7RH

Rent - £740 PCM (£8,880 Per Annum)

The property comprises of a workshop/ industrial unit located on The Old Maltings Industrial Estate in Battlesbridge. . The premises benefits from a electric shutter and personal door to the front. The premises does not include W/C, however there are communal W/C's at the rear of the estate.

Available subject to early surrender of the existing lease (tenant has vacated)
FLEXIBLE LEASE TERMS.

Full Description
A small industrial/storage unit, the premises does benefit from insulation installed by the current tenant along with Aircon.

accommodation
WORKSHOP 36'55" x 26'18"
COMMUNAL W/C

GROSS INTERNAL AREA: 957 SQ.FT.

Location
The premises are located on the Old Maltings Industrial Estate which is at the end of Maltings Road, Battlesbridge.

Services
Mains Electricity

Terms
The premises are to let on a new lease for a term to be agreed at a rent of £740 per calendar month exclusive.

Viewing
By prior telephone appointment via Hair & Son: 01702 394959 (Option 3).

Rates
The rateable value for the current year (from April 2023) is £11,000 chargeable at 49.6p in the pound.

VAT
The premises are not VAT elected

Legal Costs
The premises are to let on a new Law Society lease which will be prepared 'in house' and the ingoing tenant is to be responsible for the costs of its' preparation in the sum of £350 + VAT.

Service Charge
There is an estate service charge. Annual figure TBC

Commercial Office
190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contac
01702 394959

https://hairandson.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.