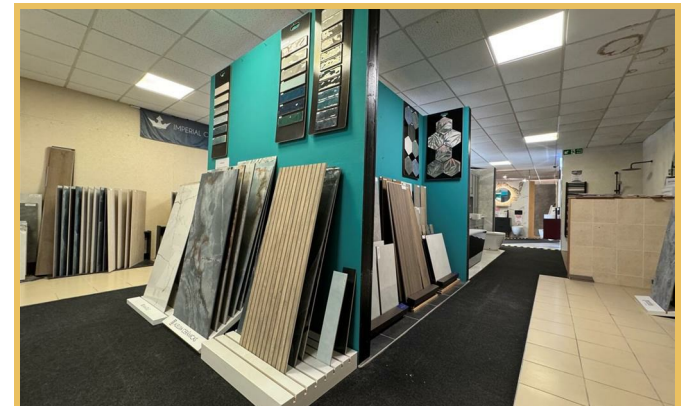




Rear of 77/83 Maldon Road, Witham, Essex, CM8 1HP

RENT - £27,500 PER ANNUM (£2,291 PCM)

- Open-plan office/retail/storage area
- Viewing highly recommended
- 8-10 allocated parking spaces



A ground floor commercial premises located to the rear of Damans Bathroom showroom offering 2,719 SQ.FT (252 SQ.M) of open planned office/storage/retail space with 8-10 x allocated parking space. the premises has most recently traded as a bathroom showroom by our clients, however other uses may be considered (subject to Landlords consent). the premises is available subject to being divided and cleared by our clients and the installation of new W/C facilities.

Located to the rear of 77/83 Maldon Road in Witham, this impressive commercial property offers 2,719 square feet of versatile storage and office space. Situated at the rear of the renowned Damans Bathroom Showroom, this location provides excellent accessibility for your business needs.

The open plan layout allows for a multitude of configurations, making it ideal for various uses, whether you are looking to establish a dynamic office environment, require ample storage facilities or retail space. The property is complemented by 8-10 allocated parking spaces, ensuring that both staff and clients have convenient access.

With its strategic position in a bustling area, this property presents a fantastic opportunity for businesses seeking to expand or establish themselves in a thriving community. The combination of space, location, and parking makes it a rare find in the current market.



- Open-plan office/retail/storage area
- 8-10 allocated parking spaces
- Viewing highly recommended

ACCOMODATION

32'2" X 58'10" EXTENDING BY 35'2" X 21'

GROSS INTERNAL FLOOR AREA

2,719 SQ.FT (252 SQ.M)

PARKING

We are advised that there are 8-10 demised parking spaces.

TERMS

The premises are offered on the basis of a new full repairing and insuring lease to be let on a term that is to be agreed at a rent of £27,500 per annum.

Business Rates

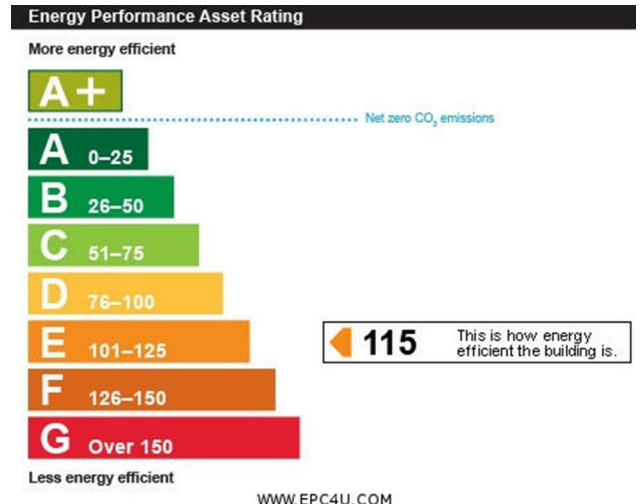
The premises is currently rated as one. a division of the premises will need to be organised to ensure tat the premises is severalty re-rated.

LEGAL FEES

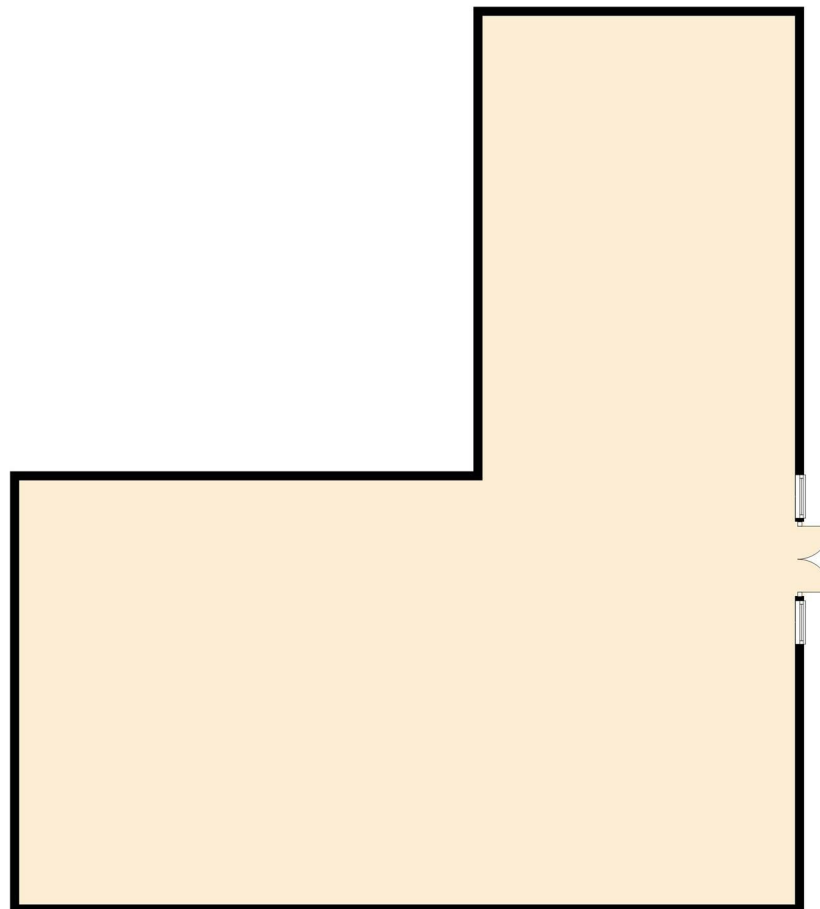
Each party is to be responsible for their own legal costs.

SERVICE CHARGE

The lease will contain the provision for recovery of an estate service charge where necessary.



GROUND FLOOR



77/83 MALDON ROAD, WITHAM

Commercial Office

190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact

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.