



FIRST FLOOR 85/87 HIGH STREET, MALDON, ESSEX, CM9 5EP

RENT - £32,000 PER ANNUM

One of 15 newly formed retail/office units located to on the first floor of 85-87 High Street Maldon located off of the Butt Lane carpark within a securely gated complex with electrically operated vehicular and pedestrian gates. The units are all newly re-decorated and re-wired with a newly tarmacked carpark offering 1 x allocated parking space. The units are an exceptional opportunity for both retail and office based users which are to be let on a term to be agreed on a new licence agreement prepared by the Landlords. Available for immediate viewing, enquire now!

Nestled in the heart of Maldon, this impressive first floor office space offers a generous 2,563 square feet of versatile accommodation, ideal for both retail and office use. Situated on the bustling High Street, this property benefits from a prime business location, ensuring excellent visibility and foot traffic.

The office is part of a modern development comprising 15 units, designed to meet the needs of contemporary businesses. It features essential W/C facilities, providing convenience for both staff and clients. Additionally, the property comes with an allocated parking space, a valuable asset in a busy town centre.

With flexible lease terms available, this space presents an excellent opportunity for businesses looking to establish themselves in a vibrant community. The potential for the office to be plaster boarded allows for further customisation, enabling you to create an environment that perfectly suits your operational needs.

This property is not just a space; it is a chance to be part of a thriving business hub in Maldon. Whether you are looking to expand your current operations or start anew, this office space is poised to support your ambitions. Do not miss the opportunity to secure a prominent position in this sought-after location.

LOCATION:

Located on the First Floor of 85-87 High Street, Maldon, Essex via the electrically operated gate from Butt Lane Carpark.

ACCOMODATION:

MAIN OFFICE AREA: 69'10 X 36'6 INCORPORATING 14'4 X 11'8

GROSS INTERNAL FLOOR AREA: 2,563 SQ.FT.

TERMS:

The premises is to be let on a new form of agreement at a term to be agreed at a rent of £32,500 Per Annum.

BUSINESS RATES:

The properties uniform business rates are to be rated and confirmed.

LEASE AGREEMENT FEE

The ingoing Tenant is to be responsible for the settlement of the lease agreement fee of £350 plus VAT which is payable on completion.

SERVICES

Service include mains water & electricity. Tenants are responsible to pay for their own utilities and electricity which is on a 'top up' style meter accessed via a mobile app.

VIEWING ARRANGEMENTS

Available to view via Hair & Son Limited (Commercial) - 01702 394959 (Option 3).

Commercial Office
190 London Road
Southend-On-Sea
Essex
SS1 1D1

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.