



UNIT A R/O 85-87 HIGH STREET, MALDON, ESSEX, CM9 5EP

RENT £11,400 PER ANNUM

Nestled in the heart of Maldon, this newly redecorated office space offers an outstanding opportunity for both budding entrepreneurs and established businesses alike. Spanning 367 square feet, this unit is part of a modern development that features 15 retail and office spaces, all designed to cater to a variety of commercial needs.

Situated at the rear of 85-87 High Street, the property exudes a fresh and contemporary atmosphere, having been recently updated to meet modern standards. Its versatile layout makes it ideal for a range of uses, whether you envision a retail outlet or a professional office environment. The inclusion of essential W/C facilities adds to the convenience for both staff and clients.

A notable advantage of this property is the allocated parking space, a rare find in such a vibrant area. This feature significantly enhances accessibility for your customers and employees, making it easier for them to visit your business.

The lease terms are flexible, allowing you to negotiate arrangements that best suit your operational needs. This adaptability is particularly beneficial for those looking to establish or expand their presence in a competitive market.

With its prime location on Maldon High Street, this office space not only provides modern amenities but also places your business in a thriving community. This is a remarkable opportunity to secure a foothold in a bustling area, and we encourage you not to miss the chance to make this space your own. Elevate your business to new heights in this exceptional setting.

One of 15 newly formed retail/office units located to the rear 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!

LOCATION:

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

ACCOMODATION:

MAIN RETAIL/OFFICE AREA: 19'05 X 13'08

INCORPORATING 13'05 X 9'05

W/C

GROSS INTERNAL FLOOR AREA: 367 SQ.FT. (34 SQ.M.)

TERMS:

The premises is to be let on a new form of agreement at a term to be agreed at a rent of £11,400 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

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.