

# MALDON OFFICES TO LET with parking

All-inclusive monthly rent

Close to town centre

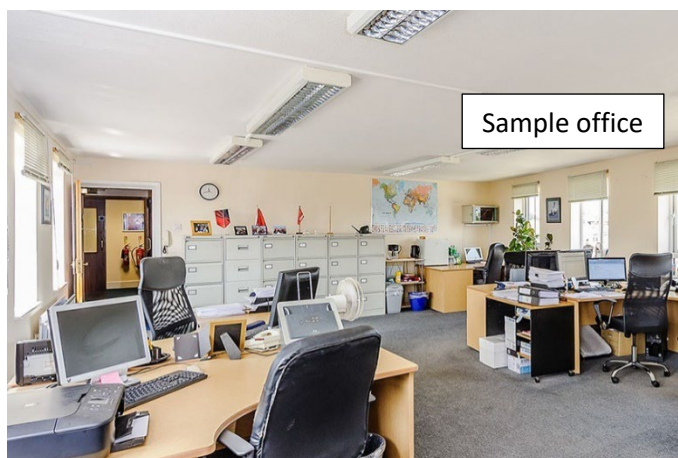
760ft<sup>2</sup> (70m<sup>2</sup>) – 1st floor office



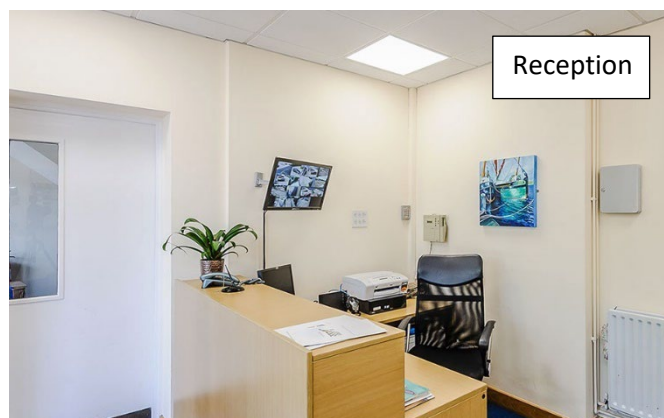
## Suite FF10 – 1<sup>st</sup> floor Heybridge Business Centre 110 The Causeway CM9 4ND

**DESCRIPTION:** The Heybridge Business Centre is a multi-tenanted 3 storey serviced office building located on a secure business estate. The offices are carpeted and supplied with furniture as well as secure filing cabinets. Shared kitchen and WC facilities provided on each floor. EPC rating is D79. The inclusive terms include:

- Electricity/heating
- Business Rates/Water Rates
- Buildings Insurance
- Office Cleaning/CCTV Security
- Receptionist
- Allocated Parking



Sample office



Reception

### AVAILABLE ACCOMMODATION: *approx. size*

Suite FF10 760ft<sup>2</sup> (70m<sup>2</sup>) £1,774pcm plus VAT

**LOCATION:** Heybridge Business Centre is located on the eastern side of The Causeway close to the Benbridge roundabout, which via the B1019 provides access to the A12 at Hatfield Peverel.

**TERMS AND CONDITIONS:** Available on easy in/easy out inclusive monthly payment. Tenants to be responsible for their own telephone and internet usage.

**PARKING:** Allocated parking on site

**LEGAL COSTS:** Each Party to be responsible for their own legal costs.

### VIEWING:

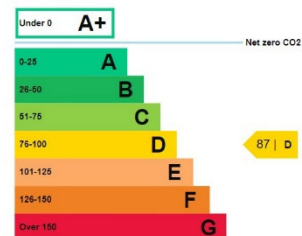
By prior arrangement with Robert Dewar Associates – 01245 350160

### 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

