



Craft Workshop, Little Mountains Farm
Mountains Road, Great Totham
Maldon, CM9 8BY

DESCRIPTION:

The Craft Workshop is a compact brick-built workshop unit situated beneath a pitched roof, extending to approximately 233ft² (21.7m²).

The attractive, wooden floored beamed unit benefits from good natural light, double door access, providing ease of loading, and is connected to a single-phase electricity supply (not tested).

Located within a shared yard environment, tenants have access to communal WC facilities.

This space, available immediately, would be ideal for a small business, start-up, or craft-based enterprise, offering a practical and affordable workspace.

EPC: commissioned

RENT: £325pcm exclusive of VAT if applicable.

BUSINESS RATES: £2,250 - Nil business rates payable for eligible tenant with small business rates relief discount

LOCATION:

The premises is located on Little Mountains Farm, Mountains Road which is just off the B1022 approximately 3 miles from Tiptree Village, being 4 miles from Witham Town Centre and 6 miles from Maldon Town Centre. The A12 junction 24 is about a 15-minute drive from the Little Mountains.

TERMS AND CONDITIONS:

The unit is available to let on terms to be agreed subject to planning.

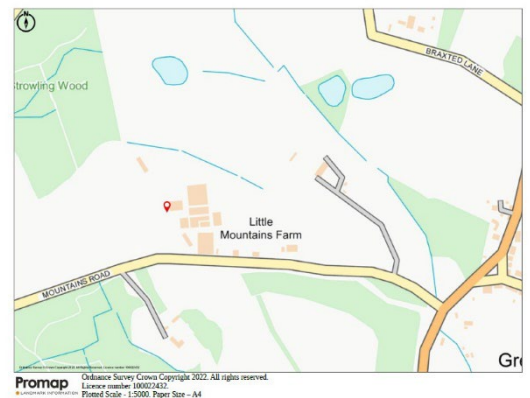
PARKING:

Ample onsite parking.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING: By appointment with Robert Dewar Associates - 01245 350160 or hugh@robertdewar.co.uk



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