



**STIRLING
ACKROYD**

TO LET

**Suite FF09,
Heybridge Business
Centre, 110 The
Causeway, Maldon,
CM9 4ND**

172 sq ft

First floor office suite of
a three storey multi
tenanted serviced office
building.

stirlingackroyd.com



OFFICES AVAILABLE
ENQUIRE WITHIN

Heybridge Business Centre

SPECIALISTS IN
HOME IMPROVEMENT
EXTENSIONS CONSERVATORIES WINDOWS
FREECALL 0800 31 77 31
www.stirlingackroyd.com

EN14 5DQ

Description

First floor office suite forming part of Heybridge Business Centre being a three storey multi tenanted serviced office building. The office is carpeted and supplied with furniture plus access to secure filing cabinets.

Location

The office suite forms part of Heybridge Business Centre located approximately a mile from Maldon Town Centre access to which is via The Causeway (B1018). The Causeway leads to Colchester Road (B1022) to the north connecting to the A12 at Hatfield Peverel approximately five miles away, and to the south leads to the A414 to Danbury and the A12 at Chelmsford providing connections to the A130 and the M25 Motorway.

Key points

- First floor - 172 square feet
- Allocated car parking
- CCTV security
- Communal kitchenette
- Communal WC
- Heating
- Lighting
- Receptionist





Rents, Rates & Charges

Lease	New Lease
Rent	£5,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (87)

Viewing & Further Information



Nicholas Westray
020 3967 0103
07932 707 071
nwestray@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/10/2023