

For Sale

**LANDWOOD
GROUP**



Unit 4, 10 Galliford Road, Heybridge, **Maldon**

Self-contained warehouse

- 17,538 sqft (1,629 m²)
- 8m eaves height
- Ground & first floor offices
- Secure yard with ample parking
- Freehold
- Well established industrial estate

Landwood Group

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Location

The unit is located on the well-established Galliford Road Industrial Estate in Maldon. Maldon is situated 10 miles east of Chelmsford, 15 miles south of Colchester. Access is from The Causeway, north of Maldon town centre which is approximately 0.25 miles from the Maldon By-pass and circa 8 miles from the A12.

Description

The unit comprises a single storey self-contained warehouse, arranged to provide clear warehouse/production space with a two storey office section to the front of the building incorporating offices, WC's and a staff area / canteen.

The property benefits from a full height electric shutter door, 3-phase power, and all mains services. The property has a maximum eaves height of 8m.

Externally there is a secure yard/parking area.

Accommodation

| | |
|---------------|--------------------------------|
| Ground Floor: | 17,098 sqft (1,588 sqm) |
| First Floor: | 440 sqft (41 sqm) |
| Total: | 17,538 sqft (1,629 sqm) |

Service Charge

A service charge is applicable. Further details on application.

Tenure Information

The premises are held freehold under title no. EX606554.

Tenancies

Available with vacant possession.

Planning

Planning permission was previously granted by Maldon District Council (Ref: 17/00666/FUL) for the erection of three individual extensions to the rear and side of the existing building totalling approx. 11,000 sqft. This has now lapsed.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £2,000,000

EPC

The property has an EPC rating of B.

Viewings

Strictly by appointment.

Date of particulars: February 2022

