

# For Sale

Upon instructions of THE TRUSTEE IN BANKRUPTCY

**LANDWOOD  
GROUP**



**UNIT 6 WEST STATION BUSINESS PARK, SPITAL ROAD, MALDON, ESSEX, CM9 6FF**

## Industrial investment

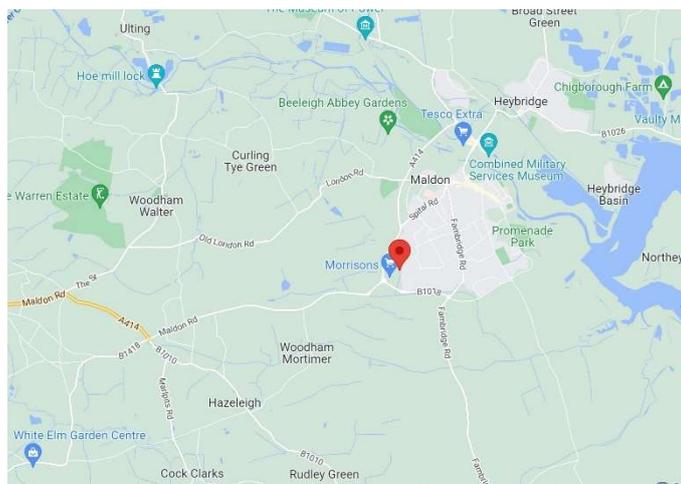
- Modern mid-terrace unit
- Let at £41,000 per annum
- Mezzanine floor and offices internally
- Recent renewal of lease for 3 years
- Parking at front
- Convenient location

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## Location

Located on Spital Road, which forms part of West Station Business Park. The business park appears to be well established and has other occupiers to include Wickes, a motorbike dealer and a plumbing/bathroom merchants.

The estate is 1.6 miles away from the A414 which provides access to Chelmsford to the West. The A12 is 6.2 miles to the north of the property which also provides access to Chelmsford, plus Colchester to the East. The M25 is 26 miles from the property.

Maldon is approximately 11 miles to the east of Chelmsford and 19 miles to the south of Colchester.

## Description

A mid-terrace industrial unit sold with a tenant in situ, let at an annual rent of £41,000 per annum. The premises are relatively modern, within a purpose-built estate and the unit has profile metal cladding and has a roller shutter door to the front. Internally there is a mezzanine floor and offices and there are approximately 8 parking spaces to the front.

## Tenure Information

Freehold.

## Tenancy

The property is let to Geoffrey Page for a term of 3 years from 1st November 2022 at a rent of £41,000. Please note that this is a renewal, and the tenant was already in occupation taking up an option to renew.

## Legal Costs

Each party will be responsible for their own legal costs.

## Accommodation

Gross Internal Area: 539.29 sq. m (5,805sq.ft.)

## Price

£575,000.

## EPC

Energy Asset Rating TBC.

## Viewings

Strictly by appointment.

Date of particulars: November 2022