

# TO LET

YARD - THE  
BENTALL  
COMPLEX,  
HEYBRIDGE,  
MALDON, ESSEX  
CM9 4NW

**71,700** sq ft  
**6,660.93** sq m

- Total site available measures 1.65 acres
- Industrial unit available of circa 2,962
- Opens storage
- Flexible lease terms available

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## LOCATION

The subject site is located to the north-east of Maldon town centre in the Heybridge area. It is situated ten miles to the east of the county town of Chelmsford, eighteen miles south-west of Colchester and twenty miles north-east of Brentwood.

The site is situated just off the B1022 (Colchester Road), a busy local arterial route and close to a crossing over the Chelmer and Blackwater Navigation. The site lies adjacent to the northern bank of the navigation, in a mixed commercial and residential area. It also lies to the rear of the Bentalls Shopping Centre anchored by Asda Supermarket and with accompanying smaller retailers serving the local community.

The site is accessed via a shared road on the western side of Colchester Road, close to the roundabout junction with the B1026 Goldhanger Road.

## DESCRIPTION

The total site measures 1.65 acres (71,700 sq. ft.) which includes a yard area and an industrial unit.

The yard area comprises of a hardstanding concrete surface extending circa 1.58 acres (68,738 sq. ft.). The yard can be split up into smaller plots depending on the type of enquiry as well as it allowing access to the west hand corner of the site due to existing occupation. Flexible lease terms are available.

There is also an industrial unit on the site of circa 2,962 sq. ft.

## ACCOMMODATION

Name	Size
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<b>Total</b>	<b>2,000 - 71,700 sq ft (185.8 - 6,660.93 sq m)</b>
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## TERMS

The property is available on flexible terms direct from the Landlord up to March 2025.

## RENT

On application. Flexible depending on type of enquiry. For an individual proposal, contact agent.

## EPC

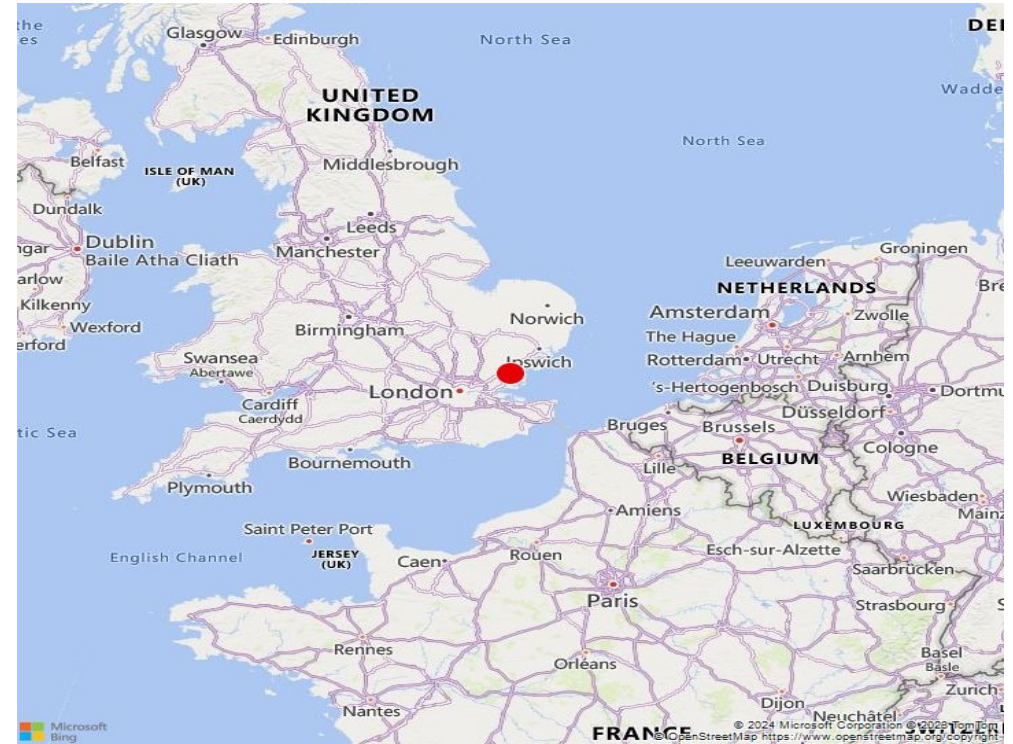
EPC not required

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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