

UNIT 8A & 8B BLACKWATER TRADING ESTATE

THE CAUSEWAY, HEYBRIDGE, MALDON, ESSEX, CM9 4GG

TO LET - Warehouse Units



KEY HIGHLIGHTS

- 13,744 - 27,488 ft² (1,277 - 2,554 m²)
- Available combined or as single units
- Established estate with onsite security
- Racking available
- New lease terms
- No office space
- Eaves height 8m (26 ft)



LOCATION

Heybridge forms part of the larger town of Maldon, a market town on the Blackwater Estuary in Essex. It is situated 10 miles to the east of the city of Chelmsford, 22 miles southwest of Colchester and seven miles southeast of Witham. The A414 links the town with the A12 at Chelmsford which provides access to the East Coast Ports of Felixstowe & Harwich to the north and the M25 at Junc 28 to the south. The Blackwater Trading Estate is located on The Causeway (B1018) and is accessed via a manned security gate and benefits from 24-hour security

DESCRIPTION

The property comprises a twin bay warehouse unit available as a single unit or as two separate units with an eaves height to the under haunch of 8.1m and full height shutter doors (two). Externally there is a secure yard/parking area of approx. 25,000 sq. ft. (0.57 acres). Additional yard and office space is available elsewhere on site (via separate negotiation).

UNIT 8A & 8B BLACKWATER TRADING ESTATE

ACCOMMODATION

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

Unit	ft ²	m ²
Unit 8 A	13,744	1,277
Unit 8 B	13,744	1,277
TOTAL	27,488	2,554

TENURE

The premises are immediately available on new effective FRI leases for terms by negotiation.

RENT

On Application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Maldon District Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The unit has an EPC Rating of C-71.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.



SERVICES

Mains drainage, water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

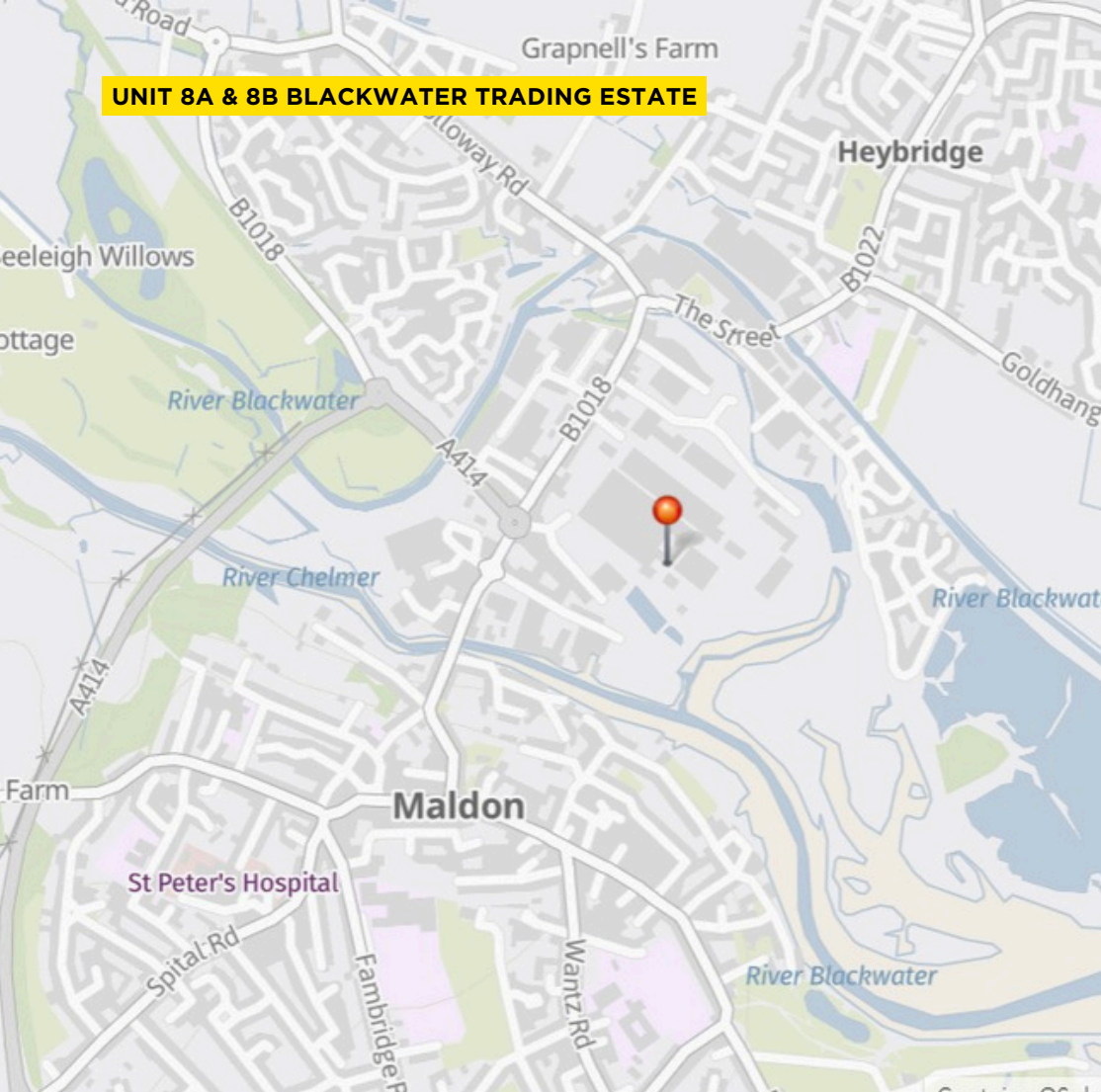
BUILDING INSURANCE

The tenant is to reimburse the landlord the cost of buildings insurance premium.

PLANNING

The property is believed to have consent for B8 Warehousing however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Maldon District Council on 01621 854477.

UNIT 8A & 8B BLACKWATER TRADING ESTATE



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 28.10.2025

IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

CONTACT

For further information please contact:

Phil Dennis

pdennis@savills.com
01245 293216 / 07799 221113

Nick O'Leary

nick.oleary@savills.com
01245 293279 / 07725 372577

Tim Collins

tim.collins@kemsley.com
01245 342042 / 07720 806194

