



SELF CONTAINED OFFICE APPROX 288 SQFT (26.7 SQM)

Rent: £7,500 Per Annum

Unit 1
Knowles Farm
Wycke Hill
Maldon
Essex
CM9 6SH

- Double Glazing
- Allocated Parking
- No working hour restrictions
- Self Contained
- Air Conditioned

UNIT 1, KNOWLES FARM, WYCKE HILL, MALDON, ESSEX, CM9 6SH

Location

Located on the edge of the town of Maldon, Knowles Farm and Wycke Hill is a modern employment area hosting a small collection of businesses. It is close proximity to the town and retail park. There are good local connections for transport.

The Property

The unit comprises of a ground floor self contained office space with kitchen and toilet. The office has the benefit of AC heating / cooling and double glazed windows. Office is in good decorative order and is situated in a well maintained business estate. There is designated parking on site.

The office comes unfurnished, however the current tenant has offered thier furniture by way of sperate negotiation.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office		0
TOTAL	288	26.76

Terms

The landlord uses their own flexible in-house licence therefore terms are negotable.

Figures

£7,500pax

Costs

Water is included.

Electric is metered.

Energy Performance Certificate (EPC)

Further details on request.

Business Rates

The Rateable Value (2026) is £4,550. Assuming the tenant qualifies Small Business Rate Relief should apply. However, interested parties are advised to satisfy themselves in this respect.

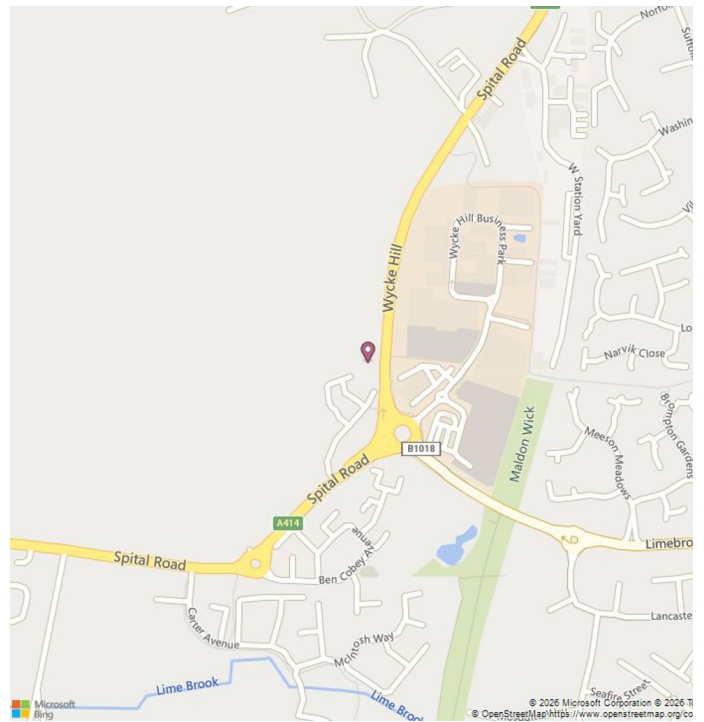
Agents Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

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