

# TO LET

BLACKWATER TRADING  
ESTATE, THE CAUSEWAY,  
HEYBRIDGE, MALDON, ESSEX  
CM9 4LJ

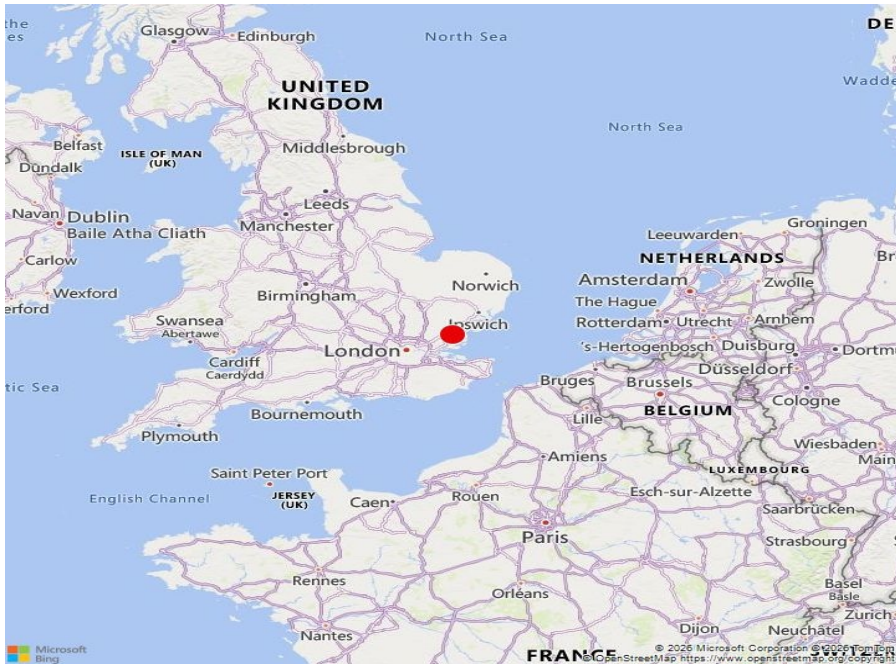
**30,000** sq ft  
**2,787** sq m

- 30,000 sq. ft. of open storage available
- Fully concreted yard
- Option to secure the plot
- 30 minute drive to the M25

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## LOCATION

Located within Maldon's primary employment zone, this property offers excellent access to local and regional transport links via the A12 and A414. The area is well-established for light industrial, warehousing, and trade operations enabled by strong infrastructure and transport nodes. Ideal for businesses seeking a strategic base, or storage, in a thriving commercial hub.

## DESCRIPTION

Highly flexible open storage plot adjoining vacant warehouse space.

The site is fully surfaced with concrete, with the option to secure the plot and service it with power and water.

Flexible lease terms and plot sizes on offer.

## TERMS

Available now on flexible lease terms.

## RENT/PRICE

Available on application.

## ACCOMMODATION

30,000 sq. ft. of concrete open storage available.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.

## IMPORTANT INFORMATION

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