

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

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

- Warehouse space from 30,000 sq. ft. available
- Additional yard space available
- 5.5-6m eave height
- 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

Unit 3B, Blackwater Trading Estate present ultimate flexibility and scale for occupiers looking for well located storage and industrial space.

The property comprises a 30,000 sq. ft. former manufacturing facility with more space available to suit additional requirements. The unit benefits from 5.5m to 6.0m eaves, a loading door, office and welfare facilities. There is a separate canopied area totalling c.6,000sqft which can be included.

The unit comes with its own concreted open storage space, with flexible sizes available. Parking provisions are also available with .

ACCOMMODATION

Unit 3B is 30,000 sq. ft with more adjoining space available to suit your requirement.

Name	Size
Total	30,000 sq ft (2,787 sq m)

TERMS

Units are available for sublease for a term up to 7 years.

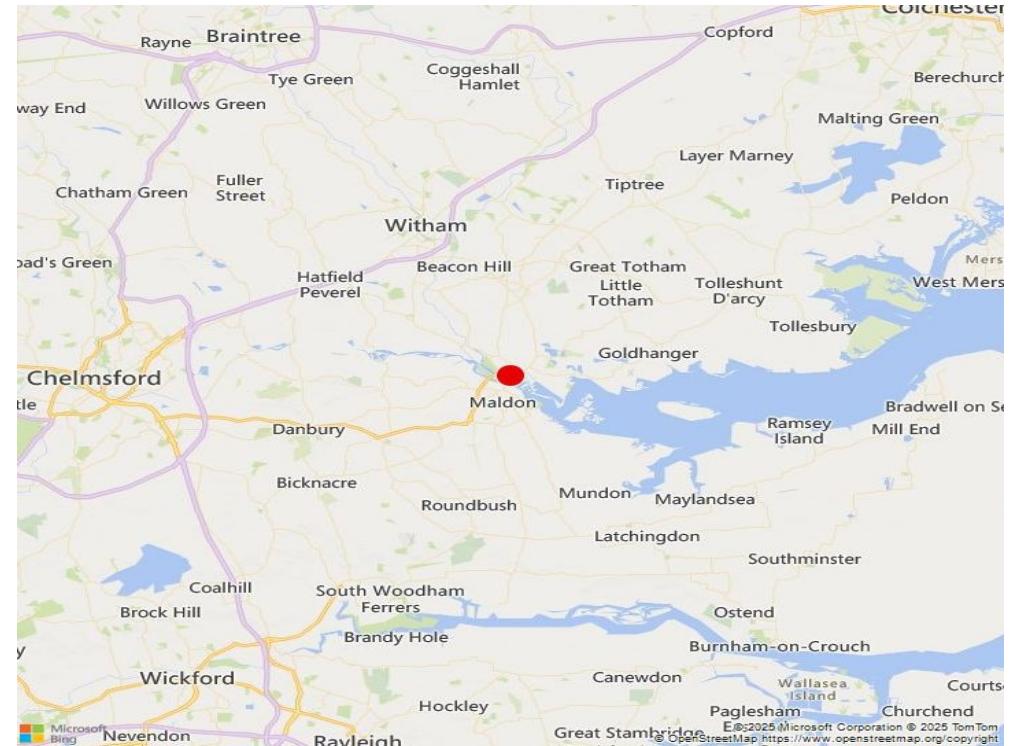
Available on application.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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