



Ayers & Cruiks
COMMERCIAL

To Let
1,970 sq ft

**Unit 5 Woodrolfe Road,
Monometer Business
Park, Maldon, CM9 8SE**

Spacious warehouse with 3-phase power and double front doors, in an established business park with excellent access to Maldon and the A12.

- Spacious warehouse accommodation
- 3-phase electricity supply
- Excellent road links to Maldon and the A12
- New Lease
- Rent Only £12,000 Per Annum Exclusive

www.ayerscruiks.co.uk



Unit 5 Woodrolfe Road, Monometer Business Park, Maldon, CM9 8SE

Summary

- Rent: £12,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E (111)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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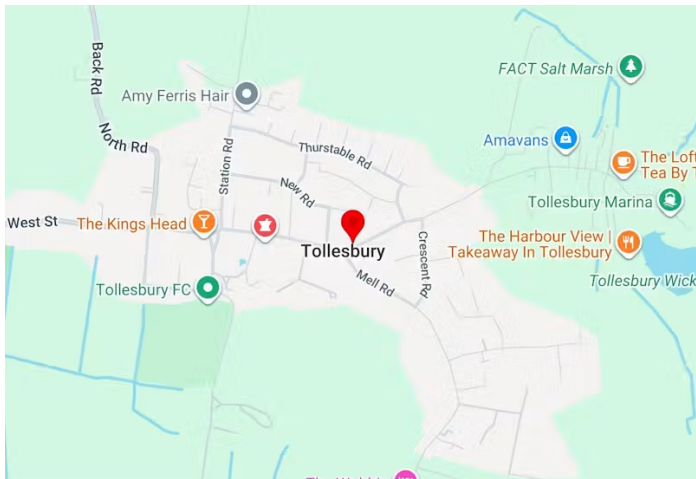
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Description

The property comprises a spacious warehouse with 3-phase electricity, accessed via double loading doors to the front.

Location

Unit 5 is located on the established Monometer Business Park, Woodrolfe Road, Tollesbury, a popular commercial location on the Blackwater Estuary. The property benefits from convenient access to Maldon, Tiptree, Witham, and Chelmsford via the B1023 and A12, while the village provides a range of local amenities, making it an attractive location for a variety of business occupiers.

Accommodation

Description	sq ft	sq m
Unit	1,970	183.02



Viewings

Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.

Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£12,000 Per Annum Exclusive