Ayers & Cruiks
COMMERCIAL

# To Let
1,007 sq ft

## 22a West Station Road, Maldon, CM9 6TS

Self contained First floor Office currently arranged as separate beauty rooms with Kitchen and WC

- First floor self contained office
- Convenient access to A12 and A130
- Kitchen and Toilet facilities
- Car parking
- Rent only £12,000 per annum exclusive




www.ayerscruiks.co.uk

Ayers & Cruiks
COMMERCIAL

# 22a West Station Road, Maldon, CM9 6TS

## Summary

- Rent: £12,000 per annum
- Service charge: £762.22 per annum
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (93)
- Lease: New Lease

## Further information

- View details on our website


### Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

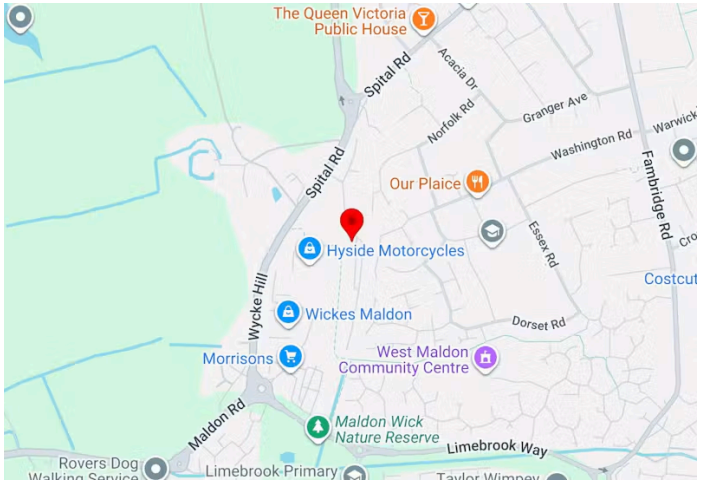
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

### Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555






## Description

West Station Yard is an established industrial/ business area. This is a fully self contained first floor office currently arranged as separate beauty roomswithin a busy commercial area. The property has its own entrance door leading to a generous reception with 5 office and a kitchen and WC.

## Location

Located to the south of Maldon town centre. Via Spital Road/ A414 road, access is provided to Heybridge, to the south and Chelmsford to the south-west.

## Accommodation

| Floor/Unit | Description | Building Type | Size | sq ft |
|---|---|---|---|---|
| 1st | Self contained Office | Office | 1,007 sq ft | 1,007 |
| **Total** | | | | **1,007** |

## Viewings

Strictly by prior appointment via the landlords 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

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise. Images contained within this brochure may have been digitally enhanced using artificial intelligence (AI) to improve their visual presentation. Any such enhancements are for illustrative purposes only and do not alter the physical dimensions, proportions, or structural layout of the property. Nov 2026.




NOW
EVEN
FASTER


NOW
EVEN
FASTER

