



The Heart  
of  
Heybridge

# Bentalls Shopping Centre

Colchester Road, Heybridge, Maldon, Essex CM9 4GD

Town centre retail and office units available  
including on site parking, CCTV  
24hr security and site manager



Units ranging from 565 sq ft to 8,430 sq ft **To Let**

[www.bentallsheybridge.co.uk](http://www.bentallsheybridge.co.uk)

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## LOCATION

Heybridge is situated to the immediate north of Maldon town centre and is located approximately 10 miles to the east of Chelmsford on the A414 and 8 miles from the A12, providing access to the M25, London and the East Coast ports.

The Bentalls Shopping Centre, sits in a prominent position in the heart of Heybridge overlooking the Colchester Road, B1022 and is served by its own access road.



## DESCRIPTION

Bentalls Shopping Centre is located at the heart of Heybridge in Maldon, Essex. It is home to 14 shops and services dedicated to providing a convenient and enjoyable shopping experience for local people. Fresh food is provided by ASDA Suermarket, plus a selection of restaurants, cafes and take-aways provide a choice of eating out options. The Centre hosts an on site Post Office, ATM's, WC's and the customer parking is free.

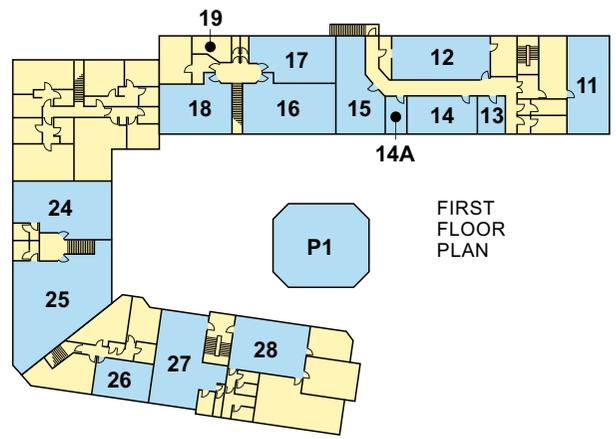


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## AMENITIES

- ▶ Free parking for ??? cars
- ▶ Free coach parking for ?? coaches
- ▶ Service road rear access to all units with tenant parking
- ▶ 2 on site restaurant/caferias
- ▶ On site WC with disabled access
- ▶ 24hr manned security
- ▶ CCTV cameras covering the whole site (including car park)
- ▶ Outdoor seating areas
- ▶ Regular bus service next to the centre
- ▶ All units have their own 3 phase metered electricity supply and separate water meter
- ▶ Units can be combined to make flexible unit sizes
- ▶ Fully DDA compliant with lift and ramp access ways
- ▶ Baby changing facilities
- ▶ Centre manager
- ▶ Information centre
- ▶ ATM's
- ▶ Secure covered bicycle parking.



## EPC

The EPC Rating is ???

## BUSINESS RATES

????????????????????????????????

## TERMS

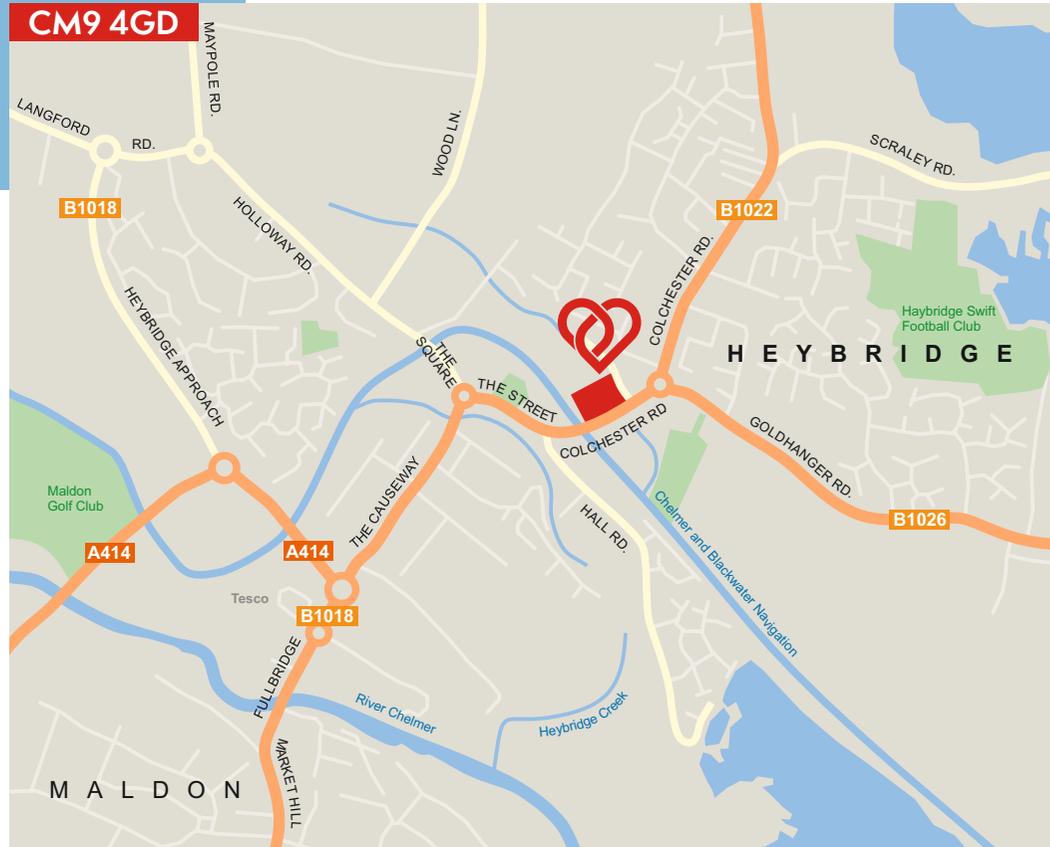
Upon application



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## VIEWING

For further details, current availability and viewing please contact the sole agents:

**Simon Beeton:** 01279 620225  
scb@dww.co.uk

Derrick Wade  
Waters

08451 300 400

[www.dww.co.uk](http://www.dww.co.uk)

### Important Notice

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements Derrick Wade Waters in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Derrick Wade Waters do not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.