

# Lot 16

£449,456 Per Annum  
Exclusive

## ICS House, 10-14 Hall Road, Heybridge, Maldon, Nr Chelmsford, Essex CM9 4LA

Substantial Office/Industrial Investment



## Tenancy and accommodation

Building No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Office Building	Ground First Second	Office	4,030 sq m (43,388 sq ft)	Sensia UK Limited (guaranteed by Rockwell Automation Limited) (1)	Let for term of 15 years from 24/06/2020 until 2035 (2)	£280,000	23/06/2025 23/06/2030 (23/06/2035)
Warehouse 1	Ground	Warehouse	2,228 sq m (23,992 sq ft)	Sensia UK Limited (guaranteed by Rockwell Automation Limited)(1)	Let for a term of 5 years from 24/06/2020	£131,956	(23/06/2025)
Warehouse 2	Ground	Warehouse	688 sq m (7,412 sq ft)	The Fulfillment Company Limited (3)	Let for term of 10 years from 01/12/2020 (4)	£37,500	(30/11/2030)
<b>Total</b>			<b>6,946 sq m (74,792 sq ft)</b>			<b>£449,456</b>	

- (1) Rockwell Automation Limited (CRN 00872110) was incorporate in 1966 and for the year ending 30th September 2019 reported a Turnover of £60,873,000., Pre tax profits of £16,571,000. and Net Assets of £48,847,000.(Rockwell Automation Limited Annual report and accounts).
- (2) As to the office building, the lease provides for tenant options to determine the lease on 23rd June 2025 and 2030 on serving 9 months written notice.
- (3) The Fulfillment Company Limited (CRN 07712882) was incorporated in 2011.
- (4) As to Warehouse 2, the lease provides for a tenant option to determine the lease on the 5th anniversary of the term.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six week completion

### Energy Performance Certificate

See legal pack.

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### Key Details

- Majority let to Sensia UK Limited Guaranteed by Rockwell Automation Limited until 2035 (Subject to Options)
- Attractive and Substantial Office Building and 2 separate Warehouse buildings
- Approximately 74,792 sq ft on a site of 1.67 acres (0.68 Hectares)
- Potential Residential conversion of Office building and Residential Redevelopment of Warehouse buildings (Subject to Consents)
- Rockwell Automation Limited in occupation since 1982

### Location

**Miles:** 25 miles north east of London, 10 miles east of Chelmsford, 20 miles south west of Colchester, London Gateway Tilbury Port,

**Roads:** M25, M11, A12, A414,

**Rail:** Chelmsford railway station, Witham railway station

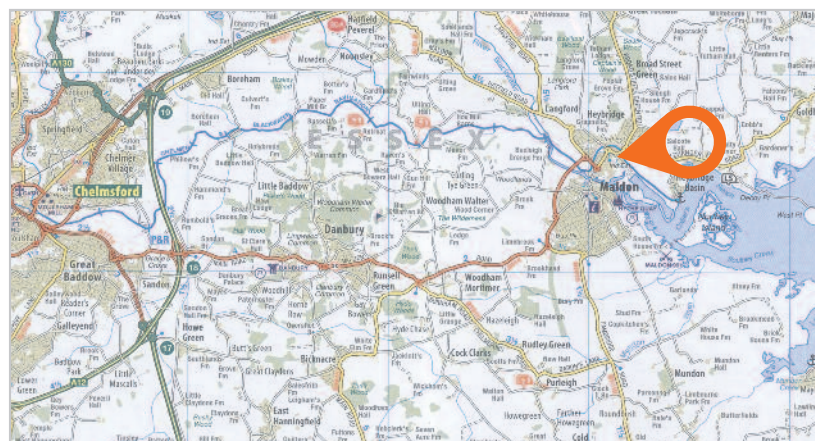
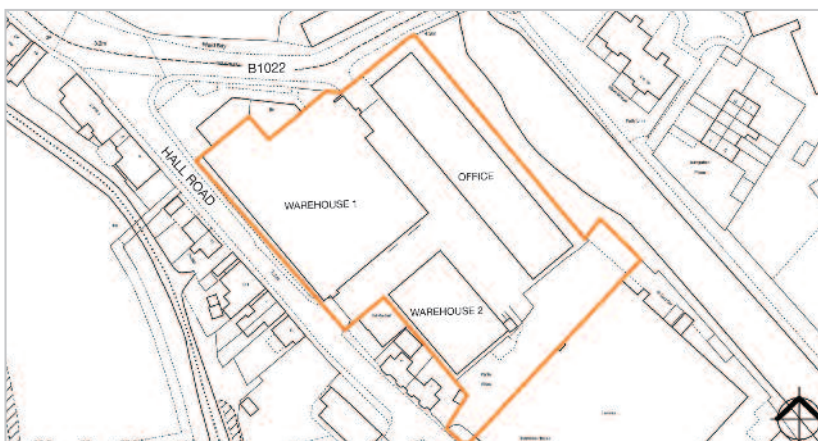
**Air:** London Stanstead Airport, London Southend Airport, London City Airport

### Situation

The historic, affluent and attractive North Essex town of Maldon is synonymous worldwide with Maldon Sea Salt and popular with day tourists is situated approximately 25 miles north east of London, 20 miles south west of Colchester and 10 miles east of Chelmsford. The town benefits from excellent road communications with A414 linking to the A12, M11 and then M25. The town benefits from being approximately 39 miles south of the Port of Felixstowe, 17 miles north of the major London Gateway and Tilbury ports. The property is prominently situated on the south side of Colchester Road (B1022) at it's junction with Hall road and runs adjacent to the Chelmer and Blackwater Navigation canal. The immediate locality benefits from a mix of industrial and residential properties with a major Asda supermarket and the Bental Shopping Centre close by whilst the Blackwater Retail Park, situated a short distance to the south of the property whose occupiers include Aldi, Next, Costa and Travelodge.

### Description

The property comprises a substantial Grade II listed former mill converted to offices and with two separate warehouse buildings. The offices provide a well configured open plan office accommodation with raised floors and two passenger lifts. The two Warehouse buildings benefit from approximate eaves heights of 6m.(19ft) and vehicle access loading doors. The property benefits from a site area of 1.67 acres (0.68 Hectares) with a site coverage of approximately 45% providing car parking. The property may benefit from longer term residential redevelopment, subject to consents. The Seller has commissioned an indicative scheme showing a development of 32 flats and 19 houses all of which are mix of 3 and 4 bedrooms. See legal pack for details.



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