

**FOR SALE**

**Income Producing Industrial  
Investment**

3,630 sq. ft. (337 m<sup>2</sup>)

**UNITS 6R, S & T BECKINGHAM BUSINESS PARK**

Tolleshunt Major, Maldon, Essex, CM9 8LZ



- Three separate units
- Self-contained terrace
- Fully income producing

- Rare freehold opportunity
- Well established business park
- Five miles north east of Maldon

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

Beckingham Business Park is located within the centre of the village of Tolleshunt Major, which is situated approximately five miles to the north east of Maldon and south east of Witham. Beckingham Business Park is the principle employment location within Tolleshunt Major. There are a wide variety of occupiers onsite including logistics, manufacture, storage, motor vehicle services and office occupiers. The estate has 24/7 CCTV and out of hours manned security.

## DESCRIPTION

The available property comprises a self-contained terrace of three single storey industrial/warehouse units. Each unit provides clear internal space and each has a full height shutter door, 3-phase power and a WC. Unit 6R has a small office to the front elevation. Units 6S and 6T have offices to the rear.

## ACCOMMODATION

Unit 6R	1,210 sq. ft. (112 m <sup>2</sup> )
Unit 6S	1,210 sq. ft. (112 m <sup>2</sup> )
Unit 6T	1,210 sq. ft. (112 m <sup>2</sup> )
<b>Total</b>	<b>3,630 sq. ft. (337 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is offered for sale as a whole (three units) subject to three separate tenancies, currently producing a total annual income of £15,600 exclusive - further details upon application.

## PRICE

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Maldon District Council Council for verification of the rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

Unit 6R - F 149  
Unit 6S - D 99  
Unit 6T - G 167

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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Ref: AC2715/TAC 09.22



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