

FOR SALE

New B2 Light Industrial/Class E Units

1,065 - 19,279 sq. ft. (99 - 1,791 m²)

COSGROVE INDUSTRIAL ESTATE

Beckingham Business Park, Tolleshunt Major, Maldon, Essex, CM9 8LZ



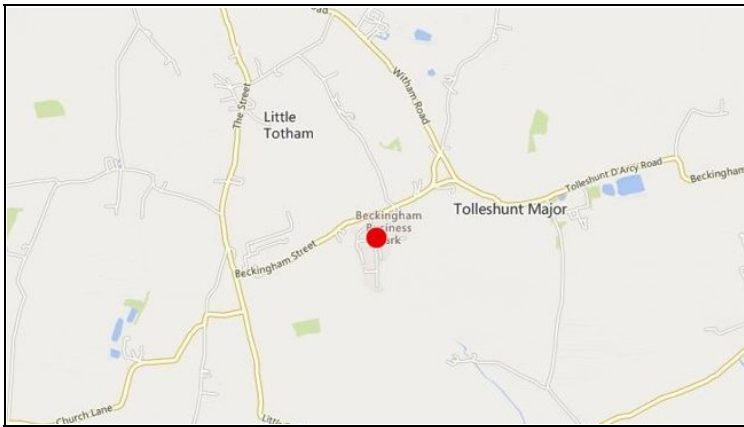
- New development of 15 units
- Within established industrial estate
- Steel portal frame construction

- Rare freehold opportunities
- Units to be completed to high specification
- Ability to combine units

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Beckingham Business Park Enterprise Centre is to be constructed within the established Beckingham Business Park, to the southern boundary, adjacent to existing premises and benefitting from countryside views. Beckingham Business Park is located within the village of Tolleshunt Major, with a vehicle access via Beckingham Street. Maldon is approximately 3.5 miles to the south and Witham/A12, approximately five miles to the north west.

DESCRIPTION

Beckingham Business Park Enterprise Centre will comprise a new development of 15 B2 light industrial/Class E units to be constructed across three terraces, with a pair of additional semi-detached units. The units, which will be of steel portal frame construction, with concrete mezzanine floors, will be finished to a high standard to include first floor offices (to some units), 3-phase power, accessible W/C and electric car charging points, full height shutter doors and external loading and car parking. Units will be available individually or combined.

ACCOMMODATION

Block A	6,415 sq. ft. (596 m ²)
Block B	19,279 sq. ft. (1,791 m ²)
Block C	6,458 sq. ft. (600 m ²)
Total	19,279 sq. ft. (1,791 m²)

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

TERMS

Available as single units, combinations or the whole upon freehold terms. Further details upon application.

PRICE

Please see attached Schedule of Quoting Prices.

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 for verification of the rates payable.

PLANNING

Planning permission (Appeal Ref: APP/X1545/W/21/3276774) was granted 28th March 2022 for the "Erection of Business & General Industrial Units (Use Classes E(g)(ii) and E(g)(iii) and B2."

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Ref: AC2766/10.23/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

SCHEDULE OF QUOTING PRICES – OCTOBER 2023

COSGROVE INDUSTRIAL ESTATE, BECKINGHAM BUSINESS PARK, TOLLSHUNT MAJOR, ESSEX CM9 8LZ

UNIT	TOTAL SIZE	QUOTING PRICE	AVAILABILITY
1	1,065 sq. ft (100 m ²)	£223,650	AVAILABLE
2	1,065 sq. ft (100 m ²)	£223,650	AVAILABLE
3	1,065 sq. ft (100 m ²)	£223,650	AVAILABLE
4	1,065 sq. ft (100 m ²)	£223,650	AVAILABLE
5	2,152 sq. ft (200 m ²)	£418,050	AVAILABLE
6	2,002 sq. ft (185 m ²)	£388,900	AVAILABLE
7	2,002 sq. ft (185 m ²)	£388,900	AVAILABLE
8	2,002 sq. ft (185 m ²)	£388,900	AVAILABLE
9	2,002 sq. ft (185 m ²)	£388,900	AVAILABLE
10	2,002 sq. ft (185 m ²)	£388,900	AVAILABLE
11	4,165 sq. ft (385 m ²)	£721,760	AVAILABLE
12	2,551 sq. ft (235 m ²)	£482,140	AVAILABLE
13	2,551 sq. ft (235 m ²)	£482,140	AVAILABLE
14	3,229 sq. ft (300 m ²)	£565,000	AVAILABLE
15	3,229 sq. ft (300 m ²)	£565,000	AVAILABLE

Notes:

- Units are available as single properties or via combinations of units
- *Development completion anticipated Q3/Q4, 2024*
- All prices quoted are exclusive of VAT, Service Charge, Business Rates and any other Third Party charges/costs
- A reservation fee will be sought for pre-sales, further details upon application
- Final floor areas to be confirmed post-completion

For further information please contact Tim Collins (tim.collins@kemsley.com) 01245 342042 / 07720 806194

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property.
Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.