



FOR SALE

Industrial/Warehouse with 0.25 Acre Secure Yard

Unit 2, Beckingham Business Park, Beckingham Street,
Tolleshunt Major, Maldon, Essex CM9 8LZ

GUIDE PRICE

£975,000

AVAILABLE AREA

16,019 sq ft [1,488.32 sq m] GIA

IN BRIEF

- » For Sale by Informal Tender
- » Offers Invited by Midday Thursday 6th June 2024
- » Established Industrial Estate Adjacent Wilkin and Sons Limited
- » Minimum Eaves Height of 6.15m rising to 7.75m

LOCATION

The property is situated on the established Beckingham Business Park in Tolleshunt Major which is the home for a diverse number of industrial/warehouse occupiers. Notable occupiers include D W Clark, Wilkin & Sons and Boston Garage Equipment. The village of Tolleshunt Major is situated some 5 miles north east of Maldon and some 6 miles east of the A12 at Witham which provides a direct route to the East Coast Ports and the M25.

DESCRIPTION

The property comprises a detached industrial/warehouse unit of steel portal frame construction beneath a pitched roof. The property provides a clear span working environment and has a minimum eaves height of 6.15m rising to 7.75m at the apex. There is a loading door to the front (6.00m wide and 5.50m high) and rear (5.00m wide and 4.60m high). The loading door to the rear is accessed via a concrete ramp which is within the secure yard. There is a two story office section providing a mix of offices, staff kitchen and WC facilities. Parking is provided to the front of the property.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor

- » Industrial/Warehouse 14,883 sq ft [1,382.68 sq m]
- » Office, Kitchen and WC's 568 sq ft [52.82 sq m]

» First Floor

- » Offices 568 sq ft [52.82 sq m]
- » Total: 16,019 sq ft [1,488.32 sq m]

SERVICES

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



BUSINESS RATES

We are advised that the premises have a rateable value of £32,000. Therefore estimated annual rates payable of approximately £15,968 (2024/25). Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band C (71) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

LOCAL AUTHORITY

Maldon District Council
Princes Road, Maldon CM9 5DL
01621 854477

TITLE

Freehold under the registered title number: EX763060. A copy of the registered title is available upon request.

TERMS

The property is offered for sale freehold with vacant possession, by way of informal tender. Offers are invited from proceedable applicants and are to be received by midday Thursday 6th June 2024.

GUIDE PRICE

£975,000.

VAT

We understand VAT will be applicable.

LEGAL COSTS

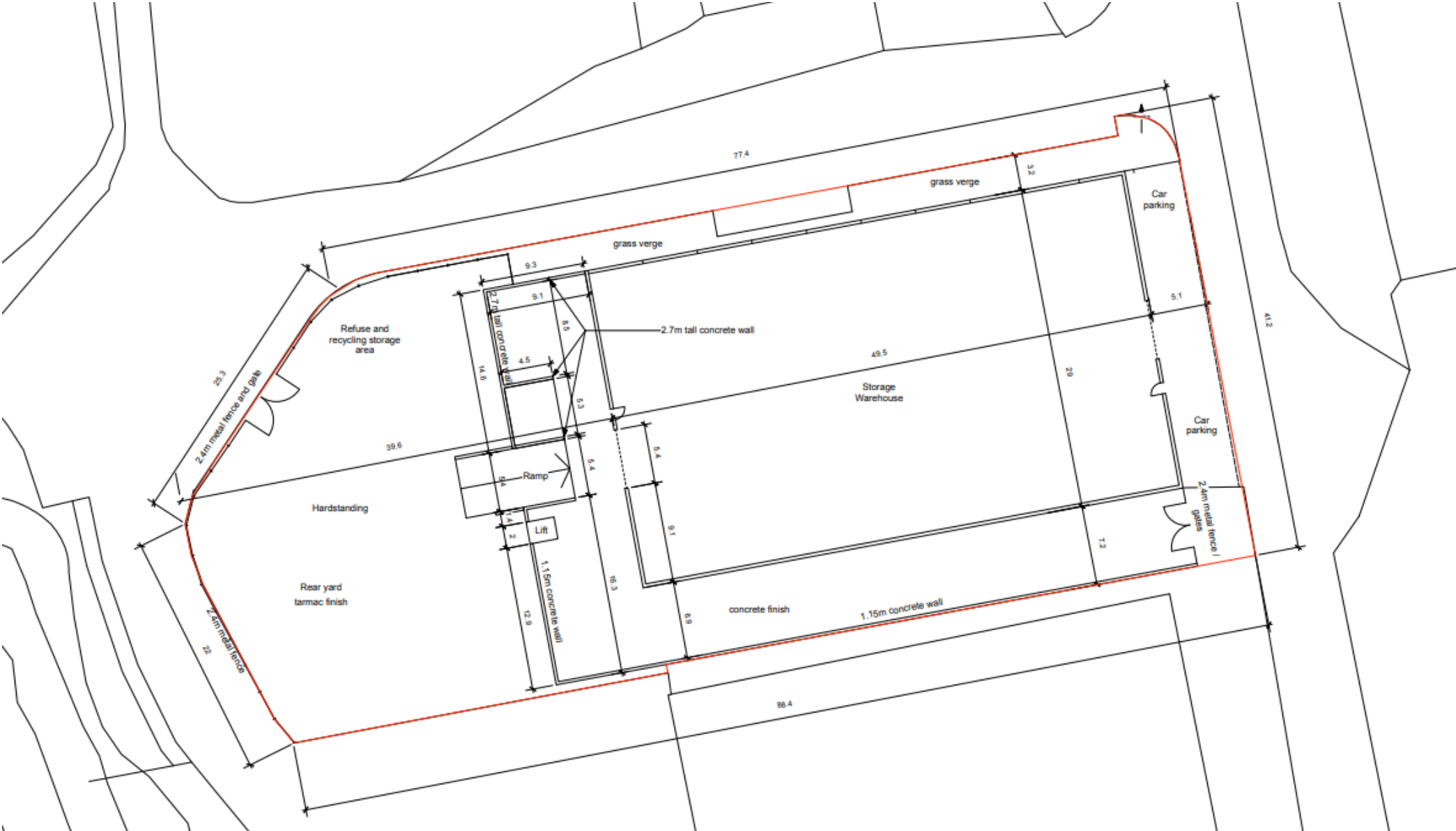
Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



Not to Scale and for Indicative Purposes Only



VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

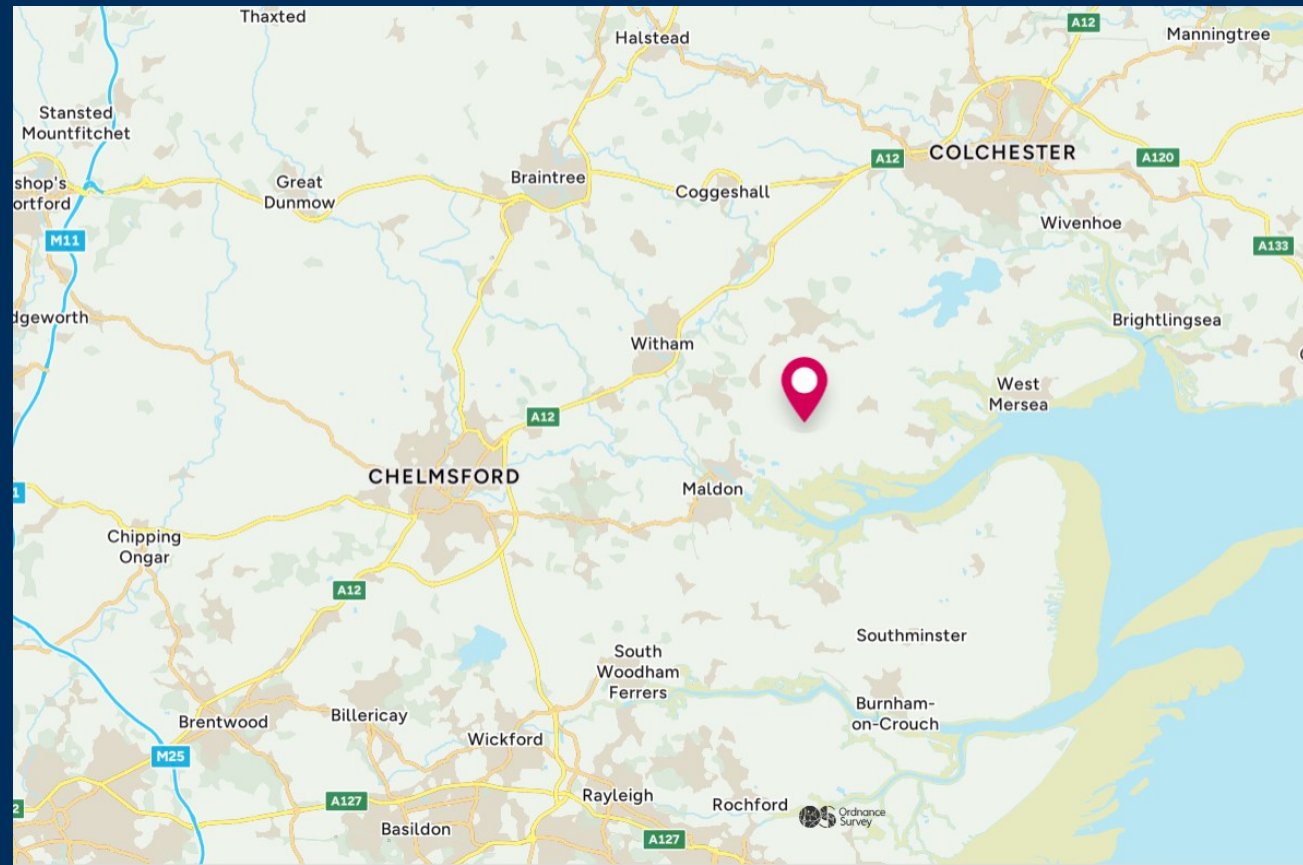
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Particulars created April 2024

