

FOR SALE

15 Brand New B2 Industrial / Class E Units

**Cosgrove Industrial Estate, Beckingham
Business Park, Tolleshunt Major, Maldon, Essex
CM9 8LZ**

GUIDE PRICE

Units from £231,210

AVAILABLE AREA

1,101 - 19,385 sq ft
[102 - 1,801 sq m]

IN BRIEF

- » New Development of 15 Units
- » Available Immediately
- » Established Industrial Estate
- » Rare Freehold Opportunities
- » Far Reaching Farmland Views

LOCATION

Cosgrove Industrial Estate is situated to the southern boundary of the established Beckingham Business Park in Tolleshunt Major which is home to a diverse number of occupiers such as D W Clark, Wilkin & Sons and Boston Garage Equipment. The village of Tolleshunt Major is situated approximately 5 miles north east of Maldon and 8 miles east of the A12 at Witham which provides a direct route to the East Coast Ports and the M25.

DESCRIPTION

Cosgrove Industrial Estate is a new development of industrial/class e units across two terraces with a pair of additional semi-detached units. The units which are constructed of a steel portal frame with concrete mezzanine floors will be finished to a high standard and will include 3 phase power, roller shutter access doors, accessible WC, external loading areas and car parking. Units will be available individually or combined.

ACCOMMODATION

Please refer to the Accommodation Schedule on page 3 of these particulars.

SERVICES

We understand the property is connected to mains water, drainage, and three phase 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

The units will be assessed upon completion of the works.



SCHEDULE OF ACCOMMODATION AND QUOTING PRICES

Unit	Total Size	Quoting Price	Availability
Block A			
1	2,209 sq. ft (205.20 m2)	£417,500	AVAILABLE
2	1,101 sq. ft (102.30 m2)	£231,210	RESERVED
3	1,101 sq. ft (102.30 m2)	£231,210	RESERVED
4	1,101 sq. ft (102.30 m2)	£231,210	RESERVED
5	1,121 sq. ft (104.10 m2)	£235,410	RESERVED
Block B			
6	2,035 sq. ft (189.10 m2)	£395,300	AVAILABLE
7	2,005 sq. ft (186.30 m2)	£389,470	AVAILABLE
8	2,005 sq. ft (186.30 m2)	£389,470	AVAILABLE
9	2,005 sq. ft (186.30 m2)	£389,470	AVAILABLE
10	2,005 sq. ft (186.30 m2)	£389,470	AVAILABLE
11	4,112 sq. ft (382.00 m2)	Upon Application	AVAILABLE
12	2,625 sq. ft (243.90 m2)	£496,125	AVAILABLE
13	2,591 sq. ft (240.70 m2)	£489,700	AVAILABLE
Block C			
14	2,649 sq. ft (246.10 m2)	£500,660	RESERVED
15	2,649 sq. ft (246.10 m2)	£500,660	AVAILABLE

All prices quoted are exclusive of VAT, Service Charge, Business Rates and any other Charges.

PLANNING

Planning permission was granted at appeal for the “Erection of Business & General Industrial Units (Class E (g) (ii) and Class E (g) (iii) and B2.

LOCAL AUTHORITY

Maldon District Council

T. 01621 854 477

BUSINESS RATES

The units will be assessed upon completion of the works. Interested parties are advised to make their own enquires with Maldon District Council.

TERMS

The units are available as single units, combination or the whole on freehold terms. Further details are available upon request.

PRICE

Please refer to the Accommodation Schedule on page 3 of these particulars.

VAT

We understand VAT will be applicable to the purchase price.

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.





