FOR SALE

New B2 Light Industrial/Class E Units

2,649 - 9,318 sq. ft. (246 - 866 m²)

COSGROVE INDUSTRIAL ESTATE

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



- Last five units available
- Within established industrial estate
- Steel portal frame construction
- Rare freehold opportunities
- Immediately available
- Ability to combine units

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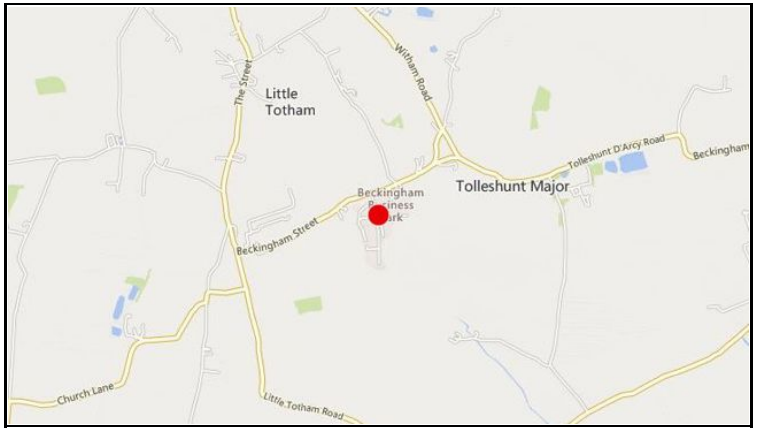





LOCATION

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

Cosgrove Industrial Estate is a completed new 2025 development of 15 B2 light industrial/Class E units across two terraces, with a pair of additional semi-detached units. The units, are of steel portal frame construction, with mezzanine floors and finished to a high standard to include 3-phase power, accessible W/C and electric car charging points, full height shutter doors and external loading and car parking. The last five units are available individually or combined.

ACCOMMODATION

Units 11-13	2,591 - 9,328 sq. ft. (241 - 867 m²)
Units 14 & 15	2,649 - 5,298 sq. ft. (246 - 492 m²)

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

TENURE

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

PRICE

See attached pricing schedule.

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.

EPC

All units are 'A' rated. Further details upon application.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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Ref: AC2766/10.23/TAC

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SCHEDULE OF QUOTING PRICES – NOVEMBER 2026

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

UNIT	TOTAL SIZE	QUOTING PRICE	AVAILABILTY
BLOCK A			
1	2,209 sq. ft (205.20 m^2)	N/A	*SOLD*
2	1,101 sq. ft (102.30 m^2)	N/A	*SOLD*
3	1,101 sq. ft (102.30 m^2)	N/A	*SOLD*
4	1,101 sq. ft (102.30 m^2)	N/A	*SOLD*
5	1,121 sq. ft (104.10 m^2)	N/A	*SOLD*
BLOCK B			
6	2,035 sq. ft (189.10 m^2)	N/A	*SOLD*
7	2,005 sq. ft (186.30 m^2)	N/A	*SOLD*
8	2,005 sq. ft (186.30 m^2)	N/A	*SOLD*
9	2,005 sq. ft (186.30 m^2)	N/A	*SOLD*
10	2,005 sq. ft (186.30 m^2)	N/A	*SOLD*
11	4,112 sq. ft (382.00 m^2)	*Upon Application*	AVAILABLE
12	2,625 sq. ft (243.90 m^2)	£496,125	AVAILABLE
13	2,591 sq. ft (240.70 m^2)	£489,700	AVAILABLE
BLOCK C			
14	2,649 sq. ft (246.10 m^2)	£500,660	AVAILABLE
15	2,649 sq. ft (246.10 m^2)	£500,660	AVAILABLE

Notes:

- *Units are available as single properties or via combinations of units*
- *All prices quoted are exclusive of VAT, Service Charge, Business Rates and any other Third Party charges/costs*

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

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