

FOR SALE

New Build Offices

1,234 sq. ft. (115 m²)

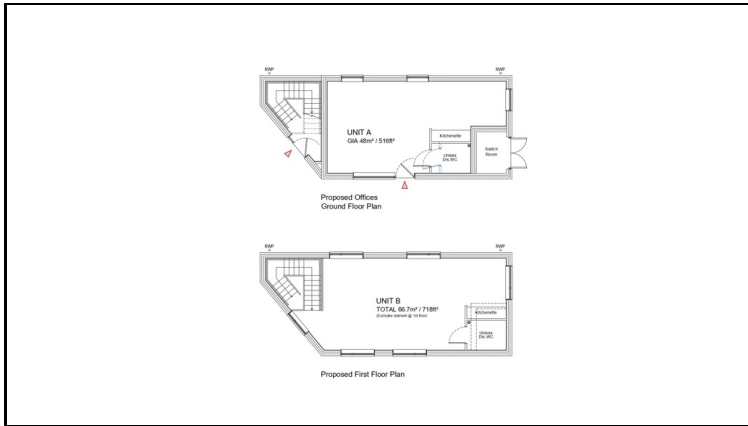
OFFICE BUILDING COSGROVE INDUSTRIAL ESTATE

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



- Part of a larger development
- Allocated parking
- Modern staff amenities
- Within established industrial estate
- Air conditioned
- Rare freehold opportunity





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

The property comprises a two-storey office building situated within the centre of the newly developed Cosgrove Industrial Estate. The offices will benefit from suspended ceilings with inset LED lighting, air conditioning, and WC and kitchenette facilities on both floors. Externally, the property benefits from four allocated car parking spaces, with EV charging points conveniently located directly outside the property.

ACCOMMODATION

Ground Floor	516 sq. ft. (48 m ²)
First Floor	718 sq. ft. (67 m ²)
Total	1,234 sq. ft. (115 m²)

TENURE

The property is available freehold.

PRICE

£325,000 exclusive.

VAT

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

BUSINESS RATES

The business rates are to be assessed upon completion of the works.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An energy performance certificate will be provided upon completion of the works.

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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