

**FOR SALE**

## Industrial/Warehouse Unit

3,685 sq. ft. (342 m<sup>2</sup>)

## UNIT A3 & A3A BECKINGHAM BUSINESS PARK

Tolleshunt Major, Maldon, Essex, CM9 8LZ



- Rare freehold opportunity
- Well established estate
- Sectional shutter doors
- Workshop/warehouse space
- Staff amenities
- Three phase power

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Beckingham Business Park is located within the centre of the village of Tolleshunt Major, which is situated approximately five miles to the north east of Maldon and south east of Witham. There are a wide variety of occupiers onsite including logistics, manufacture, storage, motor vehicle services and office occupiers.

## DESCRIPTION

Unit A3 & A3A are two adjoined single-storey mid-terrace industrial units arranged to provide workshop space and ancillary offices. Access is via two shutter doors or separate personnel entrances. The units benefit from three phase power, kitchenette and toilets. There are mains services connected.

## ACCOMMODATION

|                    |                                          |
|--------------------|------------------------------------------|
| Ground Floor       | 3,564 sq. ft. (331 m <sup>2</sup> )      |
| First Floor Office | 120 sq. ft. (11 m <sup>2</sup> )         |
| <b>Total</b>       | <b>3,685 sq. ft. (342 m<sup>2</sup>)</b> |

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

## TENURE

The property is available freehold.

## PRICE

£425,000 exclusive.

## 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.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned.

## 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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