TO LET

New B2/Class E Light Industrial Units

2,005 - 10,060 sq. ft. (186 - 935 m²)

UNITS 6-10, COSGROVE INDUSTRIAL ESTATE

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



- Development completed 2026
- Five units available To Let
- Immediately available
- Within established industrial estate
- Steel portal frame construction with first floor
- Ability to combine units

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Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







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 development of B2 light industrial/Class E 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. Units are available individually or combined.

ACCOMMODATION

Unit 6	2,035 sq. ft. (189 m²)
Unit 7	2,005 sq. ft. (186 m²)
Unit 8	2,005 sq. ft. (186 m²)
Unit 9	2,005 sq. ft. (186 m²)
Unit 10	2,005 sq. ft. (186 m²)
Total	**10,060 sq. ft. (935 m²)**

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

TERMS

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

RENT

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.

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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