FOR SALE

Light Industrial Unit & Yard/Land

10,785 sq. ft. (1,002 m²)

Total Site Area 1.12 acres (0.45 hectares)

UNIT 7 & YARD/LAND, BECKINGHAM BUSINESS PARK

Tolleshunt Major, Maldon, Essex, CM9 8FW



- **Potential refurbishment/development opportunity***
  *Subject to Planning
- **Part income producing**
- **Well established estate**
- **Light industrial/offices/workshop & yard/land**
- **Total site area 1.12 acres (0.45 hectares)**
- **Freehold for sale**

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PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

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







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. Via Braxted and Rivenhall there is access to the A12. There are a wide variety of occupiers on site including logistics, manufacture, storage, motor vehicle services and office occupiers.

DESCRIPTION

The property comprises a single storey, light industrial building, currently arranged to provide nine units of varying sizes from approximately 126 - 3,687 sq. ft. The units are mostly regular shaped, Unit 7 - the largest, has clear height of 10 ft (3.2 m). To the rear is a parcel of land totalling approximately 0.52 acres (0.70 hectares). We are advised that there are mains services to the property.

ACCOMMODATION

Unit 7 (total)	10,785 sq. ft. (1,002 m²)
Yard/land to rear	0.52 Acres (0.21 Hectares)
Total site area	**1.12 Acres (0.45 Hectares)**

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

TENURE

The property is available for sale as a whole, subject to two existing income producing tenancies - Unit 7A & 7C (Licence to Blackwater Bodyworks Ltd) and Unit 7K (Licence to individual), further details upon application.

PRICE

£625,000 exclusive, subject to existing tenancies.

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 the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The unit has an EPC rating of 95 - D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Jake Iliffe
Tel: 01245 342043 / 07946 482998
Email: jake.iliffe@kemsley.com

Ref: AC3034/11.26/TAC

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PROPERTY CONSULTANTS
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