

Unit A4 Beckingham Business Park, Tolleshunt Major CM9 8LZ



**For Sale**

**Industrial/  
Warehouse**

**214.96 Sq. M.  
2,313 Sq. ft.**

- Offers in Excess of £200,000 (No VAT)
- Rare Freehold Opportunity
- Established Industrial Estate
- Less than 6 Miles from the A12
- Available Immediately
- Three Phase Power



- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



**RICS**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

The premises are located on Beckingham Business Park a well established commercial estate located in Tolleshunt Major. The village of Tolleshunt Major is situated some 5 miles north east of Maldon and some 8 miles east of the A12 at Witham with direct access to London and the M25 (Junction 28) to the south and the International Ports of Harwich and Felixstowe to the north.

## Description

The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction with block elevations beneath a steel trussed roof. There is a block wall through the middle dividing the unit. The area on the left provides a full height area which is accessed via an up and over access door (3.50m high and 3.50m wide). The area on the right is accessed via an electric roller shutter door (2.30m x 2.80m wide). The area on the right has a first floor storage area above which runs the length of the property. The storage area is currently accessed via a ladder only. The first floor restricts the head height on the ground floor to 2.30m. At the rear of the property is a WC facility. Externally there is a forecourt for parking and loading/unloading. Please refer to the floor plan for further information.

## Accommodation

### Ground Floor

|                   |              |               |
|-------------------|--------------|---------------|
| Full Height       | 108.24 Sq. m | 1,165 Sq. ft. |
| Restricted Height | 50.74 Sq. m  | 546 Sq. ft.   |
| WC                | 1.21 Sq. m   | 13 Sq. ft.    |

### First Floor

|              |                     |                      |
|--------------|---------------------|----------------------|
| Storage      | 54.77 Sq. m         | 589 Sq. ft.          |
| <b>Total</b> | <b>214.96 Sq. m</b> | <b>2,313 Sq. ft.</b> |

## Services

We understand the property is connected to mains water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Business Rates

A4 Beckingham Business Park  
Rateable Value £5,700  
Rates Payable (20/21) £2,844 pa approx.

We understand the property may benefit from small business rates relief. Interested parties are advised to speak to the Local Authority for confirmation of the figures.

## Planning

We understand that the property has an established B2/B8 Use. Interested parties are advised to speak to the Local Authority for further information.

## Local Planning Authority

Maldon District Council  
Princes Road, Maldon CM9 5DL  
01621 854477

## EPC

The property has an EPC rating of G - 407, a copy of certificate is available upon request.

## Terms

Offers in Excess of £200,000.

## VAT

VAT will not be payable upon the purchase price.

## Legal Costs

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

## Viewing

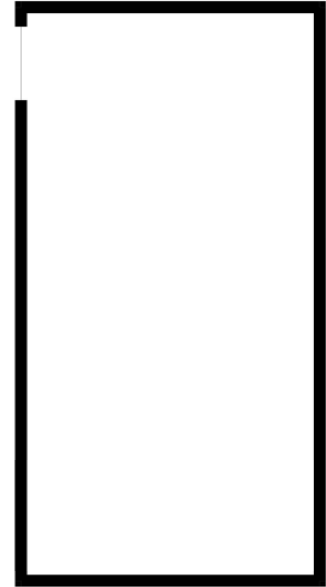
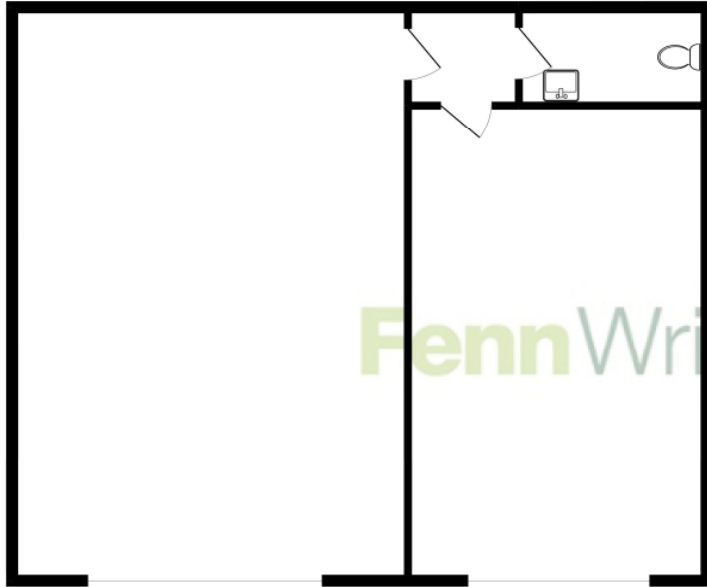
Strictly by prior appointment with the sole agent:

**01245 261226**  
**fennwright.co.uk**

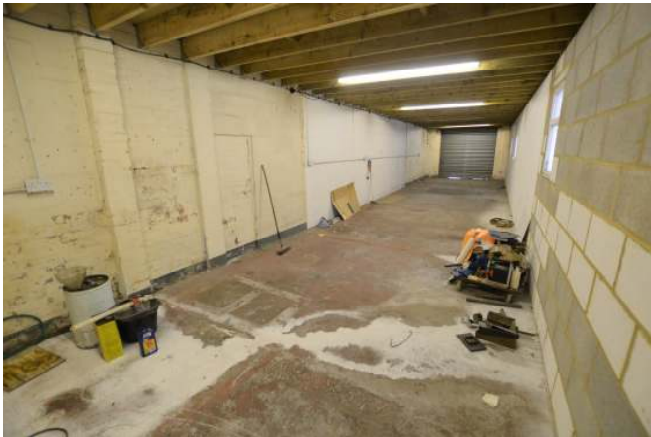
Contact - James Wright - [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)  
John Logan - [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For further information

**01245 261226**

**fennwright.co.uk**

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Particulars for Unit A4 Beckingham Business Park, Tolleshunt Major CM9 8LZ