

**FOR SALE**

15 Brand New B2 Industrial / Class E Units

Cosgrove Industrial Estate, Beckingham  
Business Park, Tolleshunt Major, Maldon, Essex  
CM9 8LZ

**GUIDE PRICE**

Units from £231,210

**AVAILABLE AREA**

1,101 - 19,385 sq ft  
[102 - 1,801 sq m]

## IN BRIEF

- » New Development of 15 Units
- » Available February 2025
- » Established Industrial Estate
- » Rare Freehold Opportunities

## 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

Cosgrove Industrial Estate will provide a new development of industrial/class e units across two terraces with a pair of additional semi-detached units. The units which are constructed of a steel portal frame with concrete mezzanine floors will be finished to a high standard and will include first floor offices (to some units), 3 phase power, roller shutter access doors, electric car charging points, accessible wc, external loading areas and car parking. Units will be available individually or combined. Completion is anticipated February 2025.

## ACCOMMODATION

Please refer to the Accommodation Schedule on page 3 of these particulars.

## SERVICES

We understand the property is connected to mains water, drainage, and three phase 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.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

The units will be assessed upon completion of the works.



## SCHEDULE OF ACCOMMODATION AND QUOTING PRICES – DECEMBER 2024

| Unit           | Total Size                            | Quoting Price    | Availability |
|----------------|---------------------------------------|------------------|--------------|
| <b>Block A</b> |                                       |                  |              |
| 1              | 2,209 sq. ft (205.20 m <sup>2</sup> ) | £417,500         | AVAILABLE    |
| 2              | 1,101 sq. ft (102.30 m <sup>2</sup> ) | £231,210         | AVAILABLE    |
| 3              | 1,101 sq. ft (102.30 m <sup>2</sup> ) | £231,210         | AVAILABLE    |
| 4              | 1,101 sq. ft (102.30 m <sup>2</sup> ) | £231,210         | AVAILABLE    |
| 5              | 1,121 sq. ft (104.10 m <sup>2</sup> ) | £235,410         | AVAILABLE    |
| <b>Block B</b> |                                       |                  |              |
| 6              | 2,035 sq. ft (189.10 m <sup>2</sup> ) | £395,300         | AVAILABLE    |
| 7              | 2,005 sq. ft (186.30 m <sup>2</sup> ) | £389,470         | AVAILABLE    |
| 8              | 2,005 sq. ft (186.30 m <sup>2</sup> ) | £389,470         | AVAILABLE    |
| 9              | 2,005 sq. ft (186.30 m <sup>2</sup> ) | £389,470         | AVAILABLE    |
| 10             | 2,005 sq. ft (186.30 m <sup>2</sup> ) | £389,470         | AVAILABLE    |
| 11             | 4,112 sq. ft (382.00 m <sup>2</sup> ) | Upon Application | AVAILABLE    |
| 12             | 2,625 sq. ft (243.90 m <sup>2</sup> ) | £496,125         | AVAILABLE    |
| 13             | 2,591 sq. ft (240.70 m <sup>2</sup> ) | £489,700         | AVAILABLE    |
| <b>Block C</b> |                                       |                  |              |
| 14             | 2,649 sq. ft (246.10 m <sup>2</sup> ) | £500,660         | AVAILABLE    |
| 15             | 2,649 sq. ft (246.10 m <sup>2</sup> ) | £500,660         | AVAILABLE    |

All prices quoted are exclusive of VAT, Service Charge, Business Rates and any other Charges.

## PLANNING

Planning permission was granted at appeal for the “Erection of Business & General Industrial Units (Class E (g) (ii) and Class E (g) (iii) and B2.

## LOCAL AUTHORITY

Maldon District Council

T. 01621 854 477

## BUSINESS RATES

The units will be assessed upon completion of the works. Interested parties are advised to make their own enquires with Maldon District Council.

## TERMS

The units are available as single units, combination or the whole on freehold terms. Further details are available upon request.

## PRICE

Please refer to the Accommodation Schedule on page 3 of these particulars.

## VAT

We understand VAT will be applicable to the purchase price.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identify prior to the instruction of solicitors.





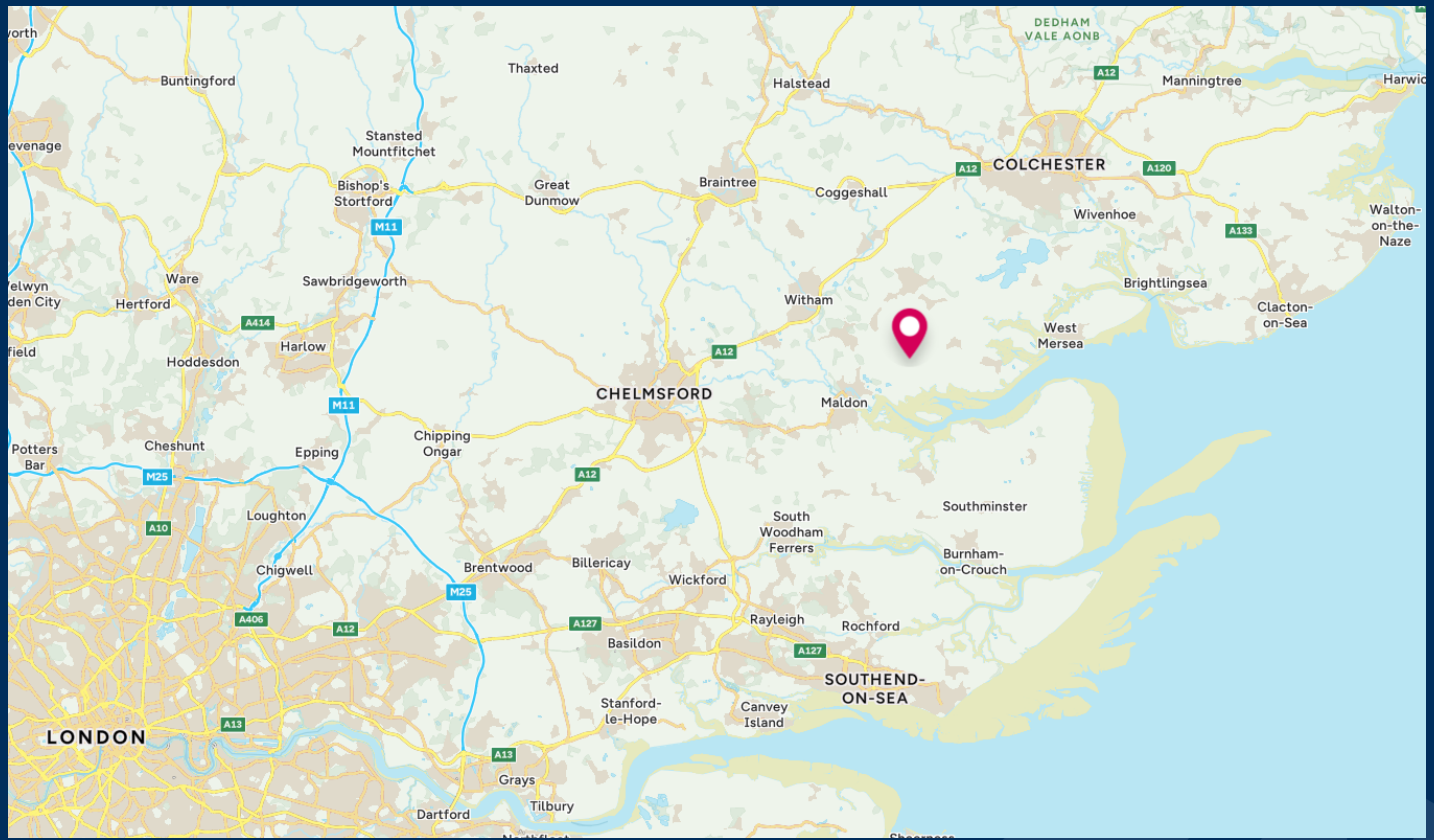
VIEWINGS STRICTLY BY APPOINTMENT  
VIA THE JOINT SOLE AGENTS:

Contact:

James Wright  
E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

Tim Collins  
E: [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)

[fennwright.co.uk](http://fennwright.co.uk)  
01245 261226



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Particulars created December 2024

