01206 577667

www.whybrow.net

Whybrow

1.347 Hectares (3.335 Acres) for Sale



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

Whybrow



Site Details

- Established Business Park/Industrial Estate
- Freehold
- 5 Miles to Maldon
- Proposed Office Building (B1), 13no. Business/General Industrial Units (B1/B2) and Café (A3) – Ref: APP/X1545/W/21/3276774
- 1.347 Hectares (3.335 Acres) Site
- Pre Let Terms On First Floor

Whybrow

Location and Description

Beckingham Business Park is located on the south west edge of the village of Tolleshunt Major, a small settlement some 5 miles from Maldon which provides access to the A12 via Maldon Road.

The Business Park is the home for a diverse number of industrial/office businesses within use classes B1, B2 and B8.

The Park was established in the late 1940's when the first cold store was built at "Goldhanger Fruit Farms" as it was then known and was then used as a canning plant. In the late 1980's, Goldhanger Fruit Farms was closed down and the site renamed Beckingham Business Park.

The development site which is located at the southern end of the business park is bounded to the to the east, south and west by arable fields.

Tenure

Freehold

VAT

The site is elected for VAT.

Legal Fees

All parties are to be responsible for their own legal costs incurred throughout any transaction.

Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether or not mentioned in this marketing brochure.

Rateable Value

The site is not yet assed for rates. Interested parties should contact the Valuation Office to assess the rates on the subject properties.

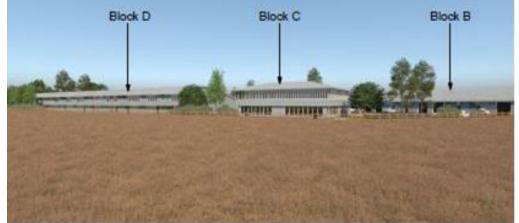
Services

Mains water, electricity and drainage are believed to be available to the boundary of the site. Interested parties are advised to make their own enquiries.

Town Planning

Planning permission has been granted on appeal for the erection of 13 No. Business & General Industrial Units (Use Classes E(g)(ii) and E(g)(iii) and B2), Office Block (Use Class E(g)(i)) and Cafe (Use Class E(b)), complete with related infrastructure including road, parking spaces, drainage, landscaping and ecological area at Land to the South Of Beckingham Business Park , Tolleshunt Major, CM9 8LZ in accordance with the terms of the application, Ref:FUL/MAL/20/00493, dated 12 June 2020, and the plans submitted with it, subject to conditions. Copies can be provided.

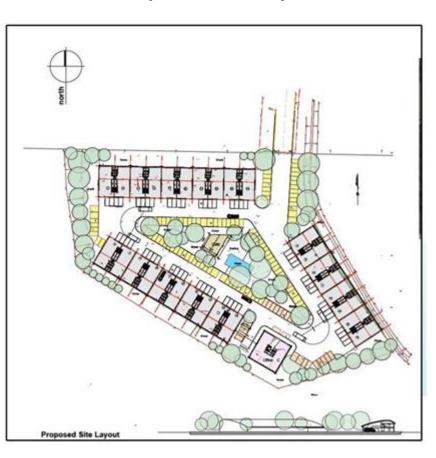




Whybrow

	No. Of Units	Area per unit (m2)	Total Area (m2)	Grand Total (m2)
Block A				
Type 1	4	99	396	
Type 2	1	200	200	
Block B				
Type 3	5	186	930	
Type 4	1	387	387	
Type 5	2	237	474	
			2,387	2,387
Office				
Ground		234	234	
Floor				
First		270	270	
Floor				
			504	
Café				
Ground			32	32
Floor				
				2,923 (31,464 sq.ft)

Proposed Site Layout





Ewan Dodds BSc FRICS ewan.dodds@whybrow.net 01206 577667



Will Moss BSc William.moss@whybrow.net 01206 577667 Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295