

01206 577667

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 **Whybrow**

1.347 Hectares (3.335 Acres) for Sale



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



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

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.



Proposed Site Layout

	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 Floor		234	234	
First Floor		270	270	
			504	
Café				
Ground Floor			32	32
				2,923 (31,464 sq.ft)



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

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