

16 Cotton Brook Road | Sir Francis Ley Industrial Park | Derby | DE23 8YJ

Freehold industrial/warehouse unit with secure shared yard and good access to A38, A50 and A52

578m²
(6,228ft²)

- Modern industrial/warehouse unit
- Situated off the A514 Osmaston Road
- The building has undergone a comprehensive refurbishment
- Shared gated yard
- Roller shutter loading door
- 6.1m eaves rising to 8.8m eaves
- Offers are invited in the region of £550,000



FOR SALE



Location



Gallery



Video



Contact



Location

The property is located within the Sir Francis Ley Industrial Park, an established industrial estate approximately 1.5 miles south of the central Derby, accessed principally from the A514 Osmaston Road which connects to the inner and outer ring road.

The A38 and A50 trunk roads are both approximately 4 miles to the south. The M1 motorway lies approximately 10 miles to the east at Junction 25.

Description

The property provides clear span industrial/warehouse accommodation with kitchen, W/C's and office facilities. The property also benefits from an electric roller shutter loading door and a securely fenced shared yard to the front. In detail, the specification includes:

- 6.1m eaves rising to 8.8m
- LED warehouse and office lighting
- 1 x full height electric roller shutter loading door
- 3 phase power

The unit has undergone a comprehensive refurbishment to include new cladding to the front, new roof, LED lighting, electric roller shutter loading door, new double glazed windows and comprehensively refurbished office space.





Accommodation

The premises comprise the following gross internal floor areas:

Description	M ²	FT ²
Total	578	6,228

(These areas are to be remeasured following the refurbishment works and are subject to change. This information is given for guidance purposes only).

Business Rates

The premises will need to be assessed for business rates upon now that the refurbishment works have completed. A guide is available from the agent upon request.

Planning

Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

Legal Costs

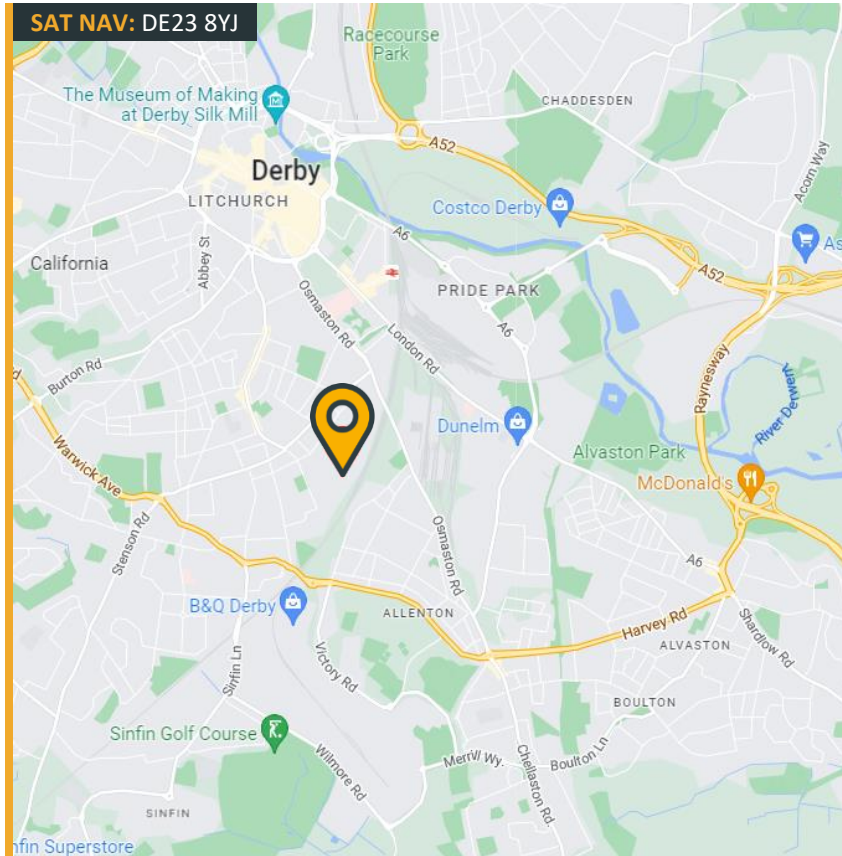
Each party to be responsible for their own legal fees.

VAT

VAT will be payable on the purchase price at the applicable rate.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of C(54).



Price

Offers are invited for the freehold interest in the region of:-

£550,000

(Five Hundred and Fifty Thousand Pounds)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Darran Severn

07917 460 031

darran@fhp.co.uk

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Harry Gamble

07398 443828

harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

08/04/2024