

New build development of industrial/warehouse units

140m² to 615m²
(1,507ft² to 6,620ft²)

- New high quality industrial development
- Practical completion November 2023
- Shell specification with WC, 3 phase power and electric roller shutter door
- Eaves height of circa 6 metres
- Available individually or combined
- Excellent industrial location with forecourt/allocated car parking



TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

The property is located off Longbridge Lane in Heanor. This location links to the dual carriage A610 which provides fast access to Junction 26 of the M1 motorway.

The location also provides easy access to the A610 Codnor, which again provides easy access to the A38 dual carriageway, which in turn leads of Junction 28 of the M1 motorway.

Description

These new build units will be built to an excellent specification to include the following:

- Steel portal frame with mono pitched clad roof
- Solid concrete load bearing floors
- Eaves height of circa 6 metres
- Translucent roof lights
- High bay LED lighting
- 3 Phase power
- Electric roller shutter doors
- Personnel doors
- WC facilities
- Allocated car parking
- Self contained gated site





Floor Areas and Rents

Unit	M ²	Ft ²	Rent (Per Annum)
1	140	1,507	£16,750
2	195	2,099	£23,320
3	140	1,507	£16,750
4	140	1,507	£16,750
Total	615	6,620	£73,570

(This information is given for guidance purposes only)

Planning

The units will benefit from planning for Use Classes E (G) B1, B2 (Light Industrial) and B8 (Storage and Distribution).

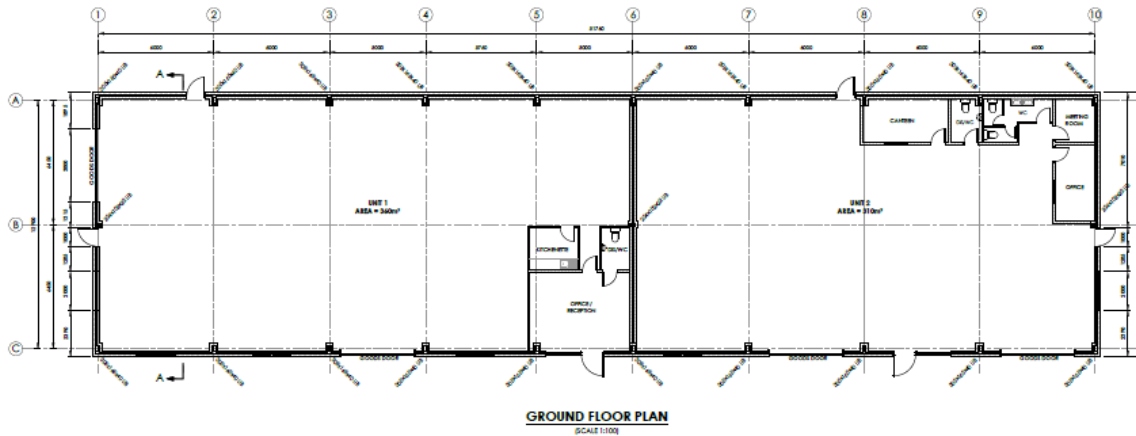
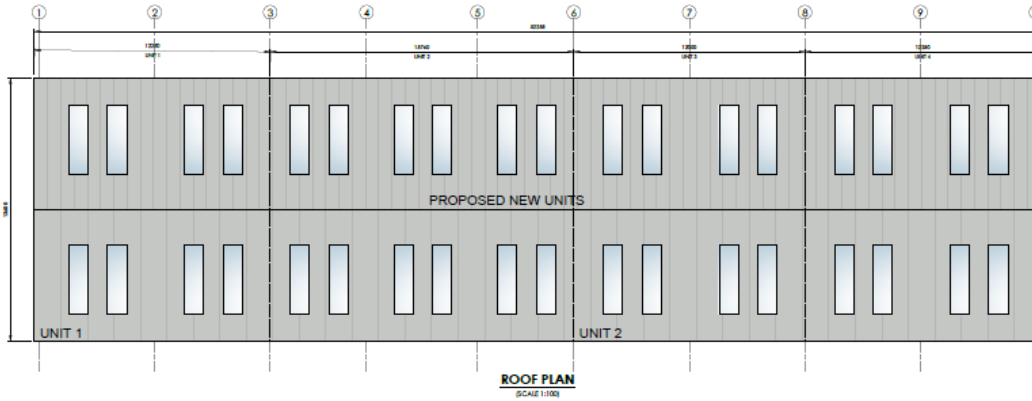
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Amber Valley Borough Council)

Service Charge

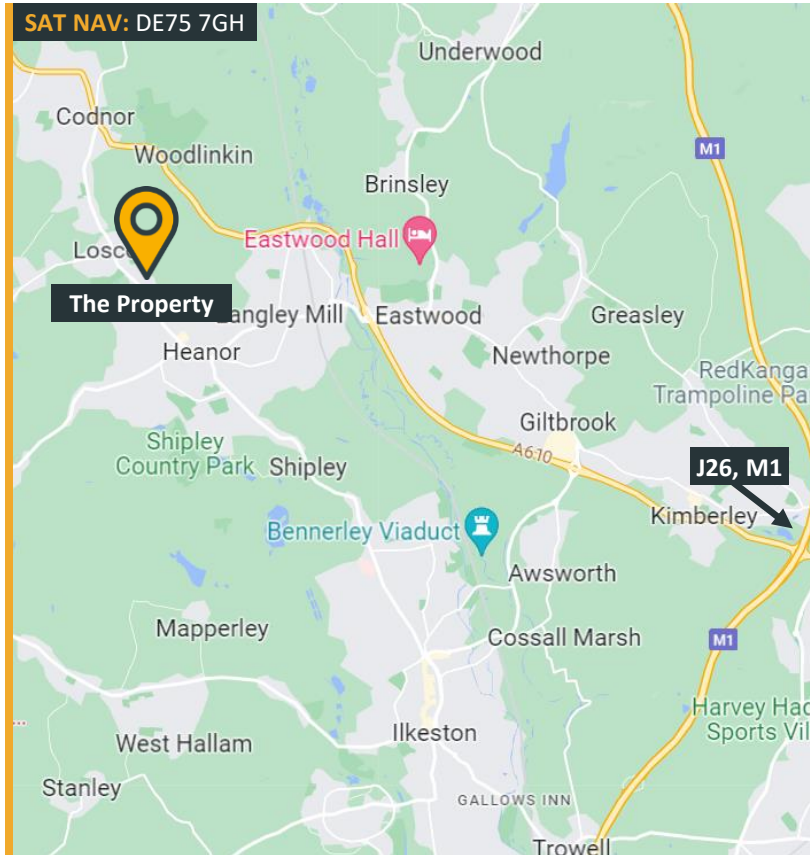
The units will be subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Further information is available via the agent.

Business Rates

The units will be assessed upon completion. Small business rates relief may be available dependent on unit size and the type of business leasing the units. Please make your own enquiries of Amber Valley Borough Council.







VAT

VAT applies to rent and other costs associated.

EPC

The units will be assessed upon completion but we are anticipating a very good rating.

Further Information

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

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