

Detached industrial/warehouse unit with yard available at an economical rent of £3.75 per ft²

2,663m²
(28,664ft²)

- Clear span manufacturing, production, or warehouse accommodation
- Securely fenced site
- Level access and dock level loading doors
- Short term leases considered
- Situated on an established industrial estate
- Rent £107,000 per annum



TO LET



Location



Gallery



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Location



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Location

The premises form part of the Heanor Gate Industrial Estate, a favoured location on the edge of Heanor with excellent links to the A610 leading to Junction 26 of the M1 and the A38 which leads to Junction 28 of the M1. Heanor Gate Industrial Estate is a popular and well-established production and manufacturing estate.

The Property

The property comprises a detached industrial/warehouse unit sitting on a site of approximately 1.4 acres. The accommodation offers clear span manufacturing/warehouse space with offices, kitchen and W/C's. The premises benefits from two full sized dock level loading doors, one van size dock level loading door and one level access loading door.

The specification includes 3 phase power, concrete slab flooring, roof lights, warehouse lighting and secure perimeter fencing with access gates.

Accommodation

The property provides the following approximate gross internal floor area:

Delves Road	M ²	FT ²
Unit	2,663	28,664

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract).





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Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£82,000

The current UBR is 51.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The property has planning for:

B2 (General Industrial)

B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of B39.



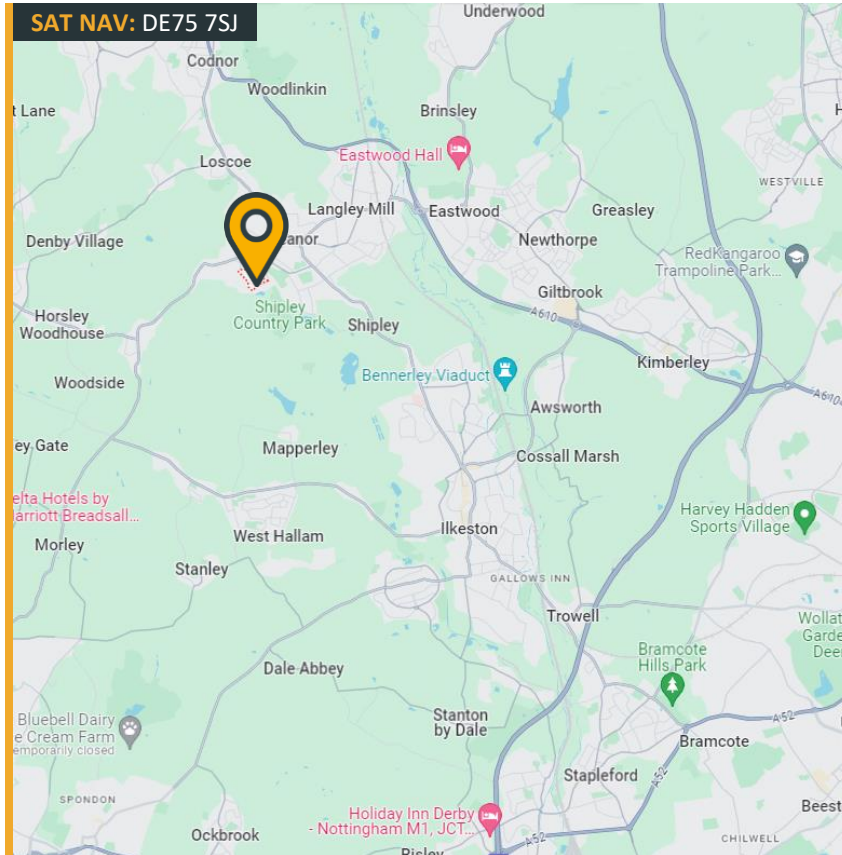
Location



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Lease Terms/Rent

The property is available to let on new lease terms for a term of 3-5 years at a rent of:-

£107,000 per annum

Short term leases may be considered.

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.