

Modern single let industrial/builders merchant premises in a strong location close to J26, M1

2,536m² (27,299ft²)

on 1.85 acres

- High quality single let mid box industrial unit
- Excellent location just off the A610 close to J26, M1
- Low site cover of 33% with a 55m yard depth
- Producing £191,000 per annum (£7 per ft²) below ERV
- Let on a 10 year lease with a 5 year break from 16/09/2024



FOR SALE



Location



Gallery



Contact

Location

The property is located on the well-established Access 26 Business Park, a 35-acre industrial estate located just off the A610, a short distance from Junction 26 of the M1 motorway.

The strength of the location for employment and its exceptional transport connections has resulted in a strong presence of major national occupiers including Amazon, Warburton's and Evri, with recent industrial/distribution schemes a short distance from the property including Panattoni Park and Total Park.

The location is well supported for employment with large conurbations nearby such as Heanor, Langley Mill, Eastwood and the wider Nottingham area.

The Property

The property comprises a detached industrial/warehouse/builder's merchant premises which was originally construction in 2004 comprising open space warehousing with 7.7m to eaves and 2 x level access doors and a small office/trade counter at ground floor level with approximately 7.5% office content.

The property benefits from low site cover with the secure fenced and gated plot extending to 1.85 acres with an excellent yard depth of 55m.



Aerial View





Accommodation

Floor	m ²	ft ²
Warehouse	2,347	25,260
Ground Floor Offices/Trade Counter	189	2,039
Total Gross Internal Area	2,536	27,299

There are additional mezzanine/stores of circa 2,144ft².

Data Room

A data room has been set up providing details of the property and legal information. Access to the data room is available upon request of the agents.

VAT

The property is elected for VAT. It is anticipated that the transaction will proceed by way of a Transfer of a Going Concern (TOGC).

Additional Information

The property is located within an area marked by the Environment Agency as 'Flood Zone 3'. To the seller's knowledge, the property has not flooded since 1977, and the building has not flooded since its original construction. Details of the flood risk assessment and current insurance policy for the property are available upon request of the agents.





Tenancy

The property is let on the following lease terms:

Tenant	Lease Term	Lease Break	Lease Expiry	Rent	Rent Review	1954 Act	Comments
CCF Limited	10 years from 17/09/2024	16/09/2029	16/09/2034	£191,000 pa (£7.00 per sq ft)	17/09/2029	Inside	The break option is tenant only and subject to a 6 month notice period.

The property is currently let off a low passing rent of £7 per sq ft.

Tenants Covenant

CCF Limited (01632482)

Year	2022	2023	2024
Turnover	£514.5 million	£514.5 million	£479.4 million
Net Profit (Loss)	£32.7 million	£14.6 million	(£9.3 million)
Net Worth	£159.4 million	£17.1 million	£81.1 million

The tenant has a D&B rating of 5A2.

CCF Limited is a well-established UK specialist distributor of insulation, dry wall, ceiling and interior building products to the constructions trade operating since 1978. The property is a wholly owned subsidiary of Travis Perkins PLC, one of the UK's largest construction materials group.

SAT NAV: NG16 4HY



Price

The freehold interest in the property is available at a guide price of:

£2,650,000

(Two Million Six Hundred and Fifty Thousand Pounds)

Reflecting a net initial yield of 6.77% and a low overall capital value of £97 per sq ft.

Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

EPC

B-49

Further Information

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

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