

# Industrial/warehouse unit on established industrial estate in Heanor

707m<sup>2</sup>  
(7,613ft<sup>2</sup>)

- Good quality detached unit
- Close to Junction 26 of the M1 motorway
- Easy access to the A610
- Open plan warehouse accommodation with offices and staff welfare facilities
- Roller shutter loading door
- Available to let by way of assignment only
- Rent - £47,790 per annum



**TO LET**



Location



Gallery



Contact

## Location

Heanor Gate Industrial Estate is located off Adams Close linking to the A610 through Langley Mill, ultimately leading to Junction 26 of the M1 motorway (6.5 miles).

The premises is situated in a well-established industrial area in Heanor Gate. The A610 also leads to the A38 which in turn leads to Junction 28 of the M1 motorway. Heanor Gate is located equidistant from Derby and Nottingham city centres.

## The Property

The property comprises a detached industrial/warehouse unit with open plan warehouse accommodation and an extensive office, kitchen and W/C facilities. Externally the units sit in a courtyard environment with allocated parking. The total specification includes:

- ❖ Concrete flooring
- ❖ 4 metre eaves height
- ❖ Mix of fluorescent strip and LED lighting
- ❖ Full height roller shutter doors
- ❖ 3 phase power
- ❖ Roof lighting
- ❖ Separate pedestrian doors
- ❖ Dedicated car parking
- ❖ Gas central heating

## Planning

Each unit is intended for B2 (General Industrial) and B8 (Storage and Distribution). Interested parties should make their own enquiries with the planning authority, Amber Valley Borough Council.





## Business Rates

We note from the VOA website that the property currently has an entry as follows:

### Units 13 and 15, Slack Lane, Heanor, DE75 7GX

Rateable Value: £45,750

Description: Workshop & Premises

The current small business multiplier is 43.2p. All interested parties are advised to make specific enquiries with the local billing authority.

## Service Charge

A service charge is payable for common areas and facilities on the estate. Further details are available upon request.

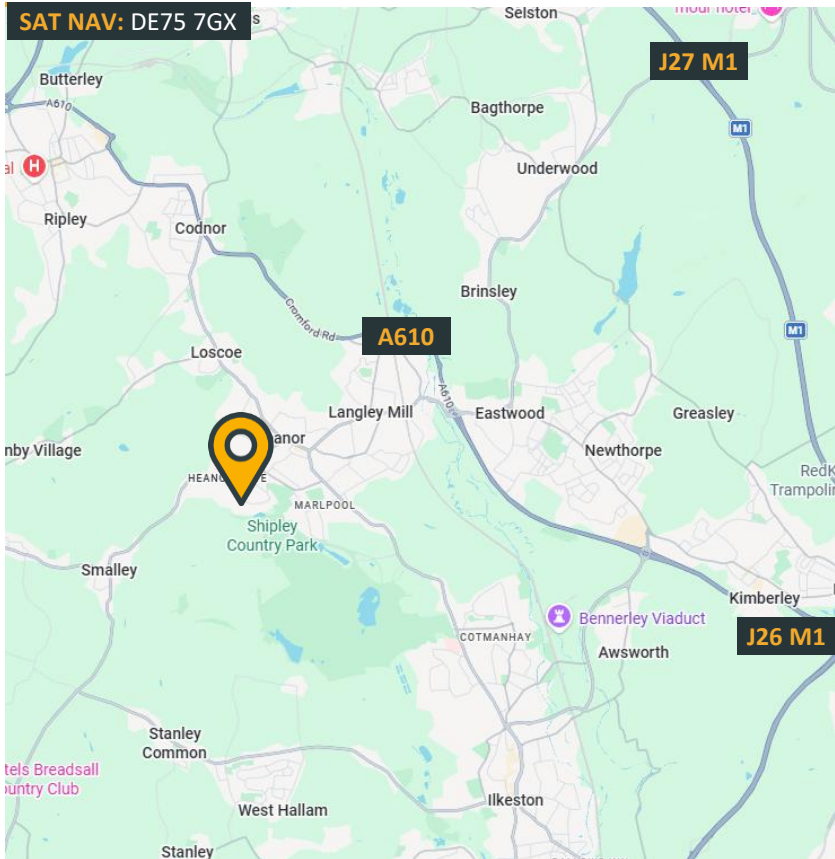
## Legal Costs

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

## Energy Performance Certificate

The Energy Performance Certificate ratings are as follows:

Unit 15	89(D)
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## Lease Terms

The property is available to let by way of assignment at a rent of:

**£47,790 per annum**

## VAT

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

## Further Information

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

**Corbin Archer**

07929 716 330

[Corbin.archer@fhp.co.uk](mailto:Corbin.archer@fhp.co.uk)

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)



**01332 343 222**

**Fisher Hargreaves Proctor Ltd.**

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

[fhp.co.uk](http://fhp.co.uk)

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