

Industrial/warehouse units on established industrial estate in Heanor

215m² to 1,785m²
(2,315 to 19,224ft²)

- Good quality terraced units
- 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 doors
- 3 phase power throughout
- Available to let by way of assignment only



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.

Description

Each property comprises a terraced industrial/warehouse unit with open plan warehouse accommodation and an office, kitchen and W/C facilities. Externally the units sit in a courtyard environment with each unit having 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 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 units currently have an entry as follows:

Units 11 – 12 Slack Lane, Heanor, DE75 7GX

Rateable Value: £30,750

Description: Workshop & Premises

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.

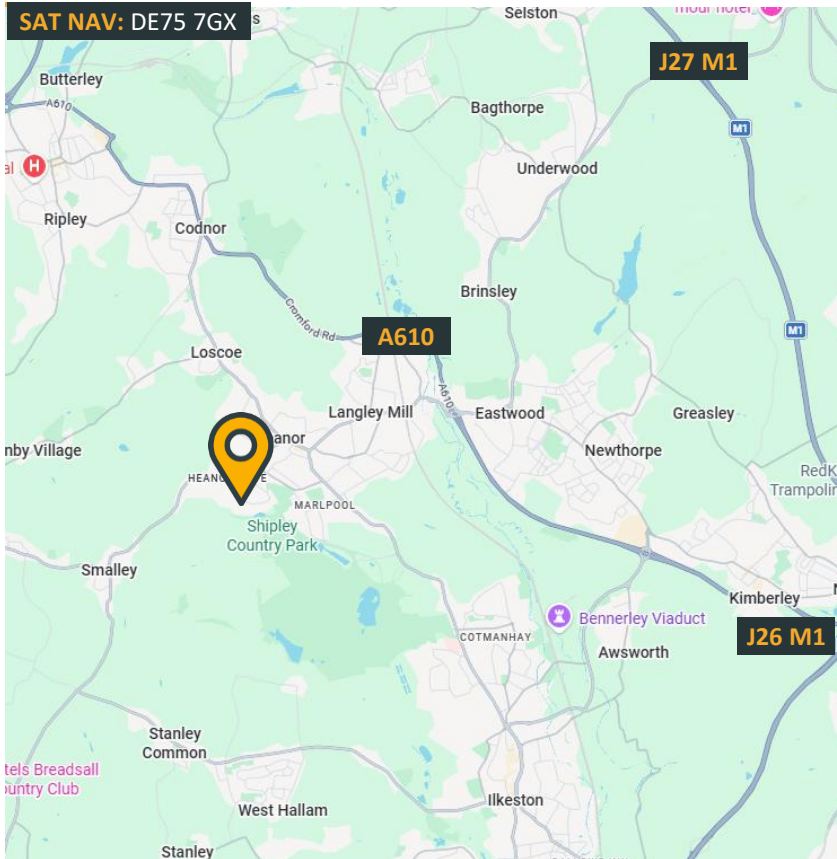
Legal Costs

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:

Units 11 - 12	111(E)
Unit 13	63(C)
Unit 14	62(C)
Unit 15	89(D)



Availability

Unit	M ²	Ft ²	Rent per annum
Unit 11	323	3,487	21,793.75
Unit 12	324	3,489	21,793.75
Unit 13	215	2,315	15,693.75
Unit 14	215	2,320	15,593.75
Unit 15	707	7,613	47,790.00

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:-

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