

Good quality manufacturing unit with cranes on secure site close to J28 M1 / A38

4,895m²
(52,690ft²)

- Rare freehold opportunity close to J28 M1
- Large securely fenced and gated site
- Simple production space with four 5-tonne cranes on three rails
- 6.35 metre eaves rising to 8.8 metres



FOR SALE



Location



Gallery



Video



Contact



Location

The premises sit approximately 5 minutes' drive from Junction 28 of the M1 motorway with quick access to the A38 leading to Derby and the West Midlands beyond.

The precise location is shown on the plan overleaf.

Description

Features of the specification include:

Production

- 6.35 metre eaves rising to 8.8 metres
- Four 5-tonne cranes on three rails
- LED lighting throughout
- Level access loading

Offices

- 2 storey office/ancillary
- Well presented throughout
- Mix of open plan and cellular space

External

- Large securely fenced and gated site
- Secure car parking to the front elevation





Floor Areas

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

Accommodation	M ²	Ft ²
Warehouse	3,856	41,505
Office/ancillary	929	10,000
Mezzanine	110	1,184
Total GIA	4,895	52,690

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements.)

Energy Performance Certificate

The property has an EPC rating of C-55.



Location



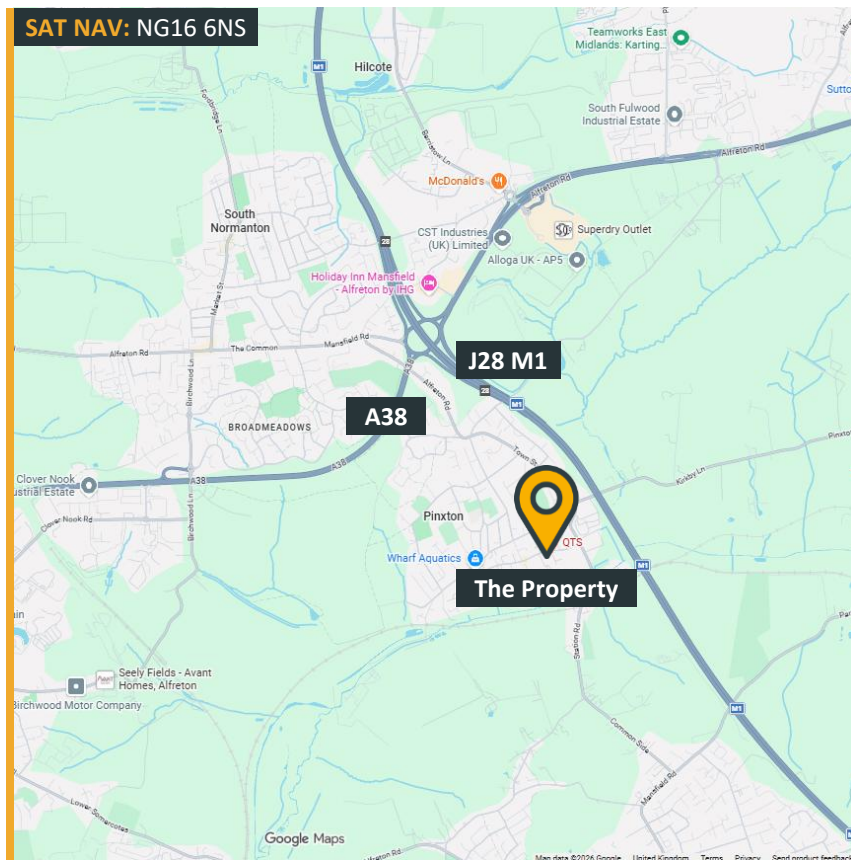
Gallery



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Price

The premises are available to purchase at an asking price of:

£3,295,000

VAT

VAT will be payable upon the purchase price due.

Further Information

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

Tim Gilbertson	Darran Severn	Jamie Gilbertson
07887 787 893	07917 460 031	07747 665 941
tim@fhp.co.uk	darran@fhp.co.uk	jamie.gilbertson@fhp.co.uk

Or our joint agents **Clews & Co:**

David Clews	Amanda Braine-Hartnell
07808 479 234	07932 129 239
davidclews@clewsandco.co.uk	amanda@clewsandco.co.uk

