



Industrial/Workshop Unit in Popular Location 16,208 Sq Ft (1,505.72 Sq M)

- Secure and Gated Yard
- Three Phase Power - 210 KVA
- 3.5 miles from J25, M1
- For Sale with Vacant Possession

Industrial/Workshop Unit in Popular Location

16,208 Sq Ft (1,505.72 Sq M)

Location

The property is situated off the A6005, the main road running through Beeston and Attenborough, approximately 5 miles south-west of Nottingham and 11 miles east of Derby. Junction 25 of the M1 motorway is around 3.5 miles (9 minute drive).

The property is in close proximity to Chilwell Retail Park, which boasts a range of retail shops, McDonalds and Costa. Key commercial occupiers in the wider area include DSM, Murphy & Son Ltd and Canon.

Description

The property is of concrete and brickwork construction with a flat roof that has been overclad. UPVC windows have been installed throughout.

The premises are arranged over two floors, comprising workshop, ancillary, WCs and storage areas on the ground floor. The first floor provides a mix of office accommodation to the front, together with ancillary stores, a meeting room, and WCs. The property is set back from the road and is accessed via a shared drive.

Key Features:

- Eaves Height from 2.56m - 3.58m
- Three Phase Power Provision, 210 KVA
- 2 Level Access Roller Shutter Doors
- Warehouse Lighting
- Gas and Electric Heating
- Fire Alarm System
- Secure and Gated Yard approx 0.2 of an acre

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	9,362	869.73
First Floor	6,846	635.99
TOTAL	16,208 SQ FT	1,505.72 SQ M

Terms

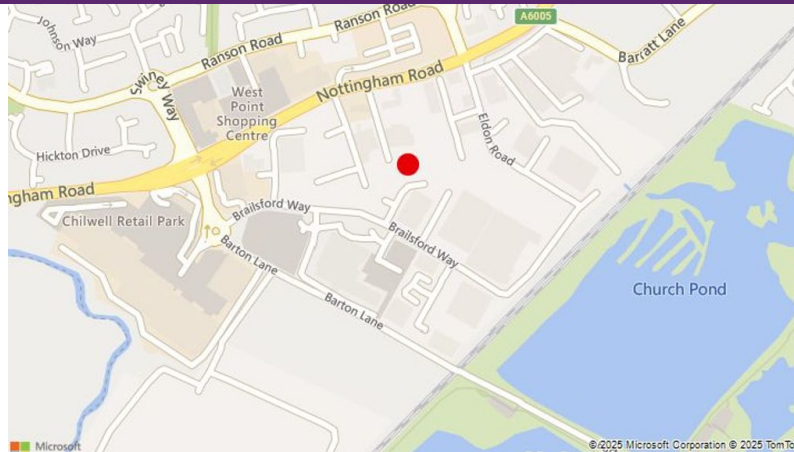
The premises are available by way of freehold purchase at a price of £675,000.

Rateable Value

The current Rateable Value for the property is £35,750 from 1st of April 2023.

EPC Rating

EPC Available upon request.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

VAT

We are awaiting confirmation that the property is elected for VAT purposes on a freehold sale.

Further Information

For further information please contact the sole agents CPP

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