



Brand New Self Contained Industrial Unit

9,116 Sq Ft (846.90 Sq M)

- Under construction—Available Q3 2026
- High quality detached commercial unit with large wrap around yard, upon a site of approximately 1.9 acres
- Established and Popular Business Location with Easy Access to A52

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Location

Bottesford is a key commercial location within the Vale of Belvoir, positioned adjacent to the A52 and approx. 15 miles east of Nottingham, 13 miles north of Melton Mowbray and 7 miles west of Grantham. The A1 lies just 5.5 miles to the east, providing excellent connectivity to the wider region.

Orchards Business Park is a new commercial development situated on the western edge of Bottesford, with this being the first unit to be delivered on the estate, albeit immediately adjacent to Barbrey Business Park, home to a range of occupiers across the manufacturing, storage and fulfilment sectors.

The development also benefits from nearby amenities, including a popular coffee house and a new padel centre (Q3 2026).

Description

The property comprises a high-quality detached, self-contained industrial building of brick and blockwork construction with insulated profile cladding beneath a pitched roof incorporating approx. 10% translucent roof light panels.

The unit sits on a secure site extending to approximately 1.9 acres and benefits from an attractive modern design.

Internally, the accommodation provides warehouse/workshop space together with showroom, office and welfare facilities. The internal layout can be adapted to suit a purchaser's specific operational requirements.

Property Key Features:

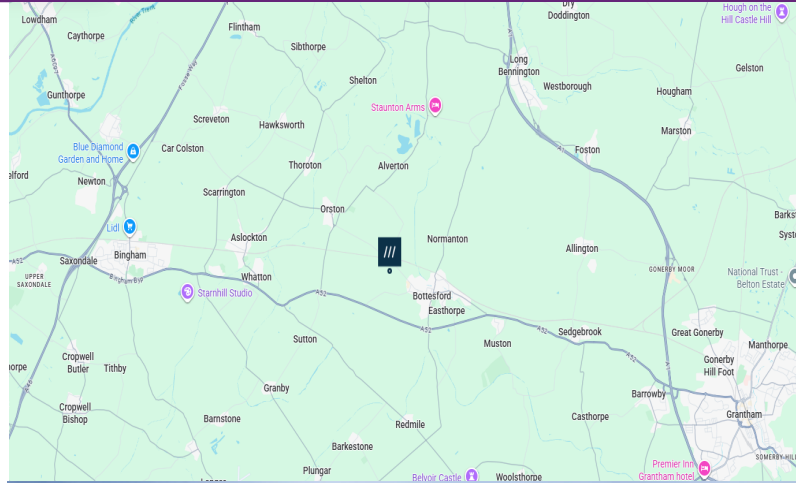
- Internal Eaves Height 7.2m
- Level access loading
- Large secure yard with separate visitor access
- Two storey office and welfare accommodation
- Kitchenette and WC facilities
- Solar panels
- 2x EV car chargers
- Air source heat pump
- Cycle storage

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	6,736	625.79
First Floor (To be installed)	2,380	221.11
Total	9,116	846.90

Terms

The property is available by way of freehold disposal.
Quoting price £1.95 million.



EPC Rating

EPC rating to be accessed once construction is complete.

Rateable Value

To be assessed once construction is complete

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 bare their own legal costs in the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

For further information please contact the sole agents CPP:

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