



WATLING
REAL ESTATE

FOR SALE
SUBSTANTIAL FREEHOLD INDUSTRIAL / WAREHOUSE PREMISES

HEANOR ROAD LOSCOE
DERBYSHIRE DE75 7JT

HIGHLIGHTS

- **SUBSTANTIAL FREEHOLD INDUSTRIAL / WAREHOUSE PREMISES**
- **88,288 SQ.FT. GIA ON A 2.16-ACRE SITE**
- **EXCELLENT CONNECTIVITY TO THE M1 (J26 & J28) AND A38 VIA A610**
- **CURRENTLY FITTED FOR FOOD PROCESSING**
- **ASSET MANAGEMENT AND REDEVELOPMENT POTENTIAL**
- **OFFERS IN EXCESS OF £1.5M ARE INVITED FOR THE FREEHOLD INTEREST**



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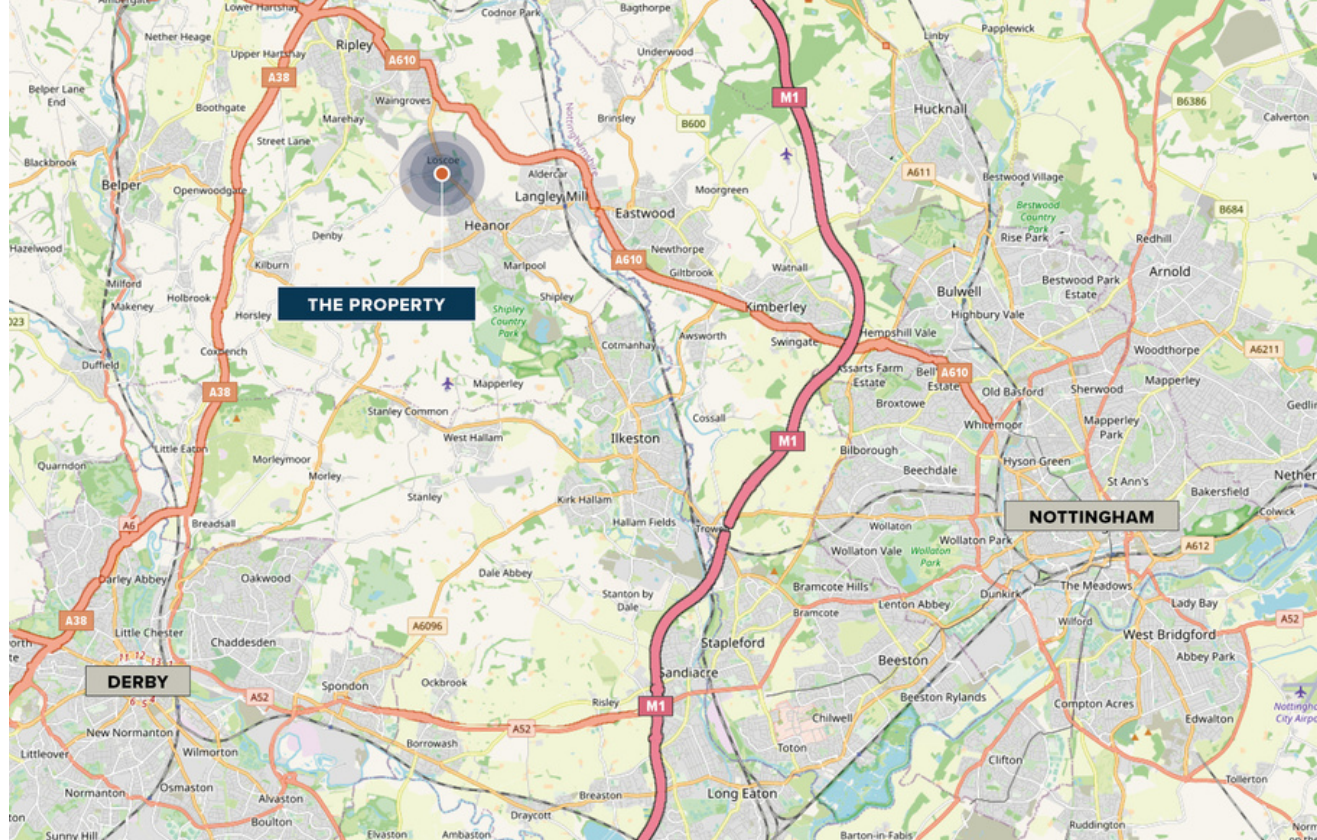
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LOCATION & SITUATION

The property is situated within Loscoe, Derbyshire, less than a mile from the centre of Heanor, the closest principal town. In a regional context, Loscoe lies approximately 10 miles north-east of Derby City Centre and 12 miles north-west of Nottingham City Centre.

The property benefits from good access to the regional and national road network, with the A610 being 1.5 miles distant. The A610 connects with Junction 26 of the M1 6.5 miles east, and the A38, 4 miles west.

The local area provides a skilled workforce for food production. The SmartPac SEGRO site in Derby is set to deliver 2m sq ft of food manufacturing accommodation, whilst Matthew Walker Puddings operate from a substantial facility in Heanor. Other principal food producers in the locality include KP Snacks and Pickstock Foods.



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THE PROPERTY

The property comprises a detached freehold industrial / warehouse premises, currently fitted for food processing, with ancillary office accommodation, yard / loading area and parking. The property occupies a self-contained site of approximately 2.16 acres.

The property is of single and two storey, principally concrete frame construction, with more recent additions. Internally the property is sub-divided with 'white wall' insulated, hygienic panelling, chiller/refrigeration areas, food preparation areas and storage accommodation.

Purpose-built two storey office accommodation is situated adjacent to the main factory area, providing a mixture of cellular and open-plan accommodation, along with staff welfare facilities. Externally, there is principal staff car parking fronting Heanor Road, with two points of access. There is a third vehicular access point off Taylor Lane, leading to a yard and dock-level loading area.

There is a solar panel roof installation to the eastern aspect of the property. We understand the property benefits from electricity at a reduced cost subject to a power purchase agreement.

The property has benefitted from a robust maintenance programme and presents in good condition.



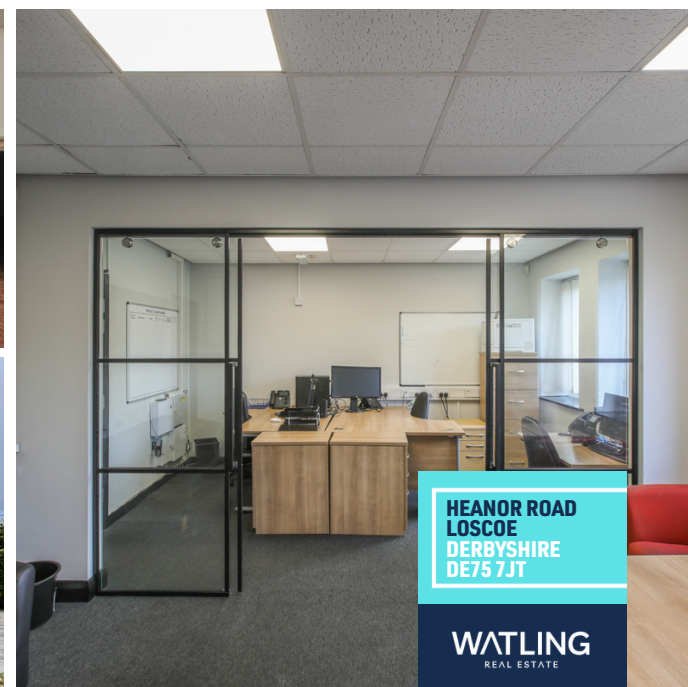
FREEHOLD



2.16 ACRES



88,288 SQ.FT.



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ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis. The property provides the following accommodation:

FLOOR	USE	SQ.M.	SQ.FT.
LOWER GROUND	STORAGE/WORKSHOP	2,119.17	22,811
GROUND	WAREHOUSE & ANCILLARY	5,065.06	54,520
FIRST	OFFICES & ANCILLARY	675.69	7,273
SECOND	STORAGE	342.21	3,684
TOTAL		8,202.13	88,288



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FURTHER INFORMATION

TITLE

The property is held freehold and currently unregistered.

BUSINESS RATES

The property's Rateable Value is assessed as follows in the 2023 Rating List:

Factory & Premises: **£193,000** Solar Panels: **£500**

EPC

EPC ratings **C (65)** and **D (86)**.

Copies of the EPCs are contained within the marketing pack.

SERVICES

There is a solar panel installation on the roof of part of the property.

This is subject to a power purchase agreement from 2015, a copy of which is available within the Marketing Pack.

We understand the property benefits from all mains services, albeit none have been tested. Interested parties are to rely on their own enquiries.

PLANNING

The property is situated in an area zoned as a 'Business and Industrial Area', where business, industrial or storage and distribution uses will be supported.

LETTING

Leasehold proposals for the property may be considered.

OFFERS

Offers in excess of £1.5m are invited for the freehold interest.

COSTS

Each party to be responsible for their own costs incurred in the transaction.

VAT

Prices are quoted exclusive of VAT.

VIEWINGS

Strictly via appointment with Watling Real Estate only.

MARKETING PACK

A Marketing Pack with further property information is available upon request.



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