

DEVELOPMENT & INVESTMENT OPPORTUNITY

Car Park at Ivanhoe Business Park, Ashby-de-la-Zouch, Leicestershire LE65 2AB



ASK!

SURFACED SECURE CAR PARK FOR SALE OR TO RENT

- Secure surfaced car park providing 39 lined spaces
- Automatic gated access
- Popular business park location in Ashby-de-la-Zouch
- Part let to Sella Controls at £10,000 per annum (20 spaces) with a further 19 spaces available to rent (ERV £19,500 per annum)
- Potentially suitable for development, STP



£400,000
FREEHOLD
£9,500
PER ANNUM

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

LOCATION:

Ashby-de-la-Zouch is a growing market town, strategically located directly at J13 of the A42, with easy access to the Midland motorway network together with both East Midlands Airport and also Birmingham Airport to the north and south respectively.

Ivanhoe Office Park forms part of the established Ivanhoe Business Park which is predominantly directed off the Ashby bypass (A511) and within 2 miles of the A42.

Nearby occupiers include Fisher German, SGS, Sella Controls, Wilson Vale and trade occupiers such as Screwfix and Toolstation.

DESCRIPTION:

The opportunity comprises a surfaced car park providing 39 lines spaces set within access-controlled security gate.

The car park is accessed off the main estate road and was previously earmarked as the main entrance into a development site.

The site could be suitable for alternative use's such as secure open storage land or for construction of a new office or warehouse, subject to the necessary planning consents required.

SIZE:

39 lined car parking spaces set within 0.213 acres (0.086 hectares).

TENURE:

Freehold or Leasehold.

BUY:

The car park totalling 39 spaces is available to purchase at a price of:-

£400,000

Subject to the occupational tenancy of 20 spaces to Sella Controls Limited at £10,000 per annum.

Full details of the existing tenancy can be provided upon application and vacant possession can be achieved if required.

RENT:

19 spaces are available to rent at a level of:-

£9,500 Per Annum

PLANNING:

Details of the planning can be provided upon request.

VAT:

Vat is applicable to the purchase price and rent.

SERVICE CHARGE:

A service charge will be payable in relation to the maintenance and upkeep of the business park.



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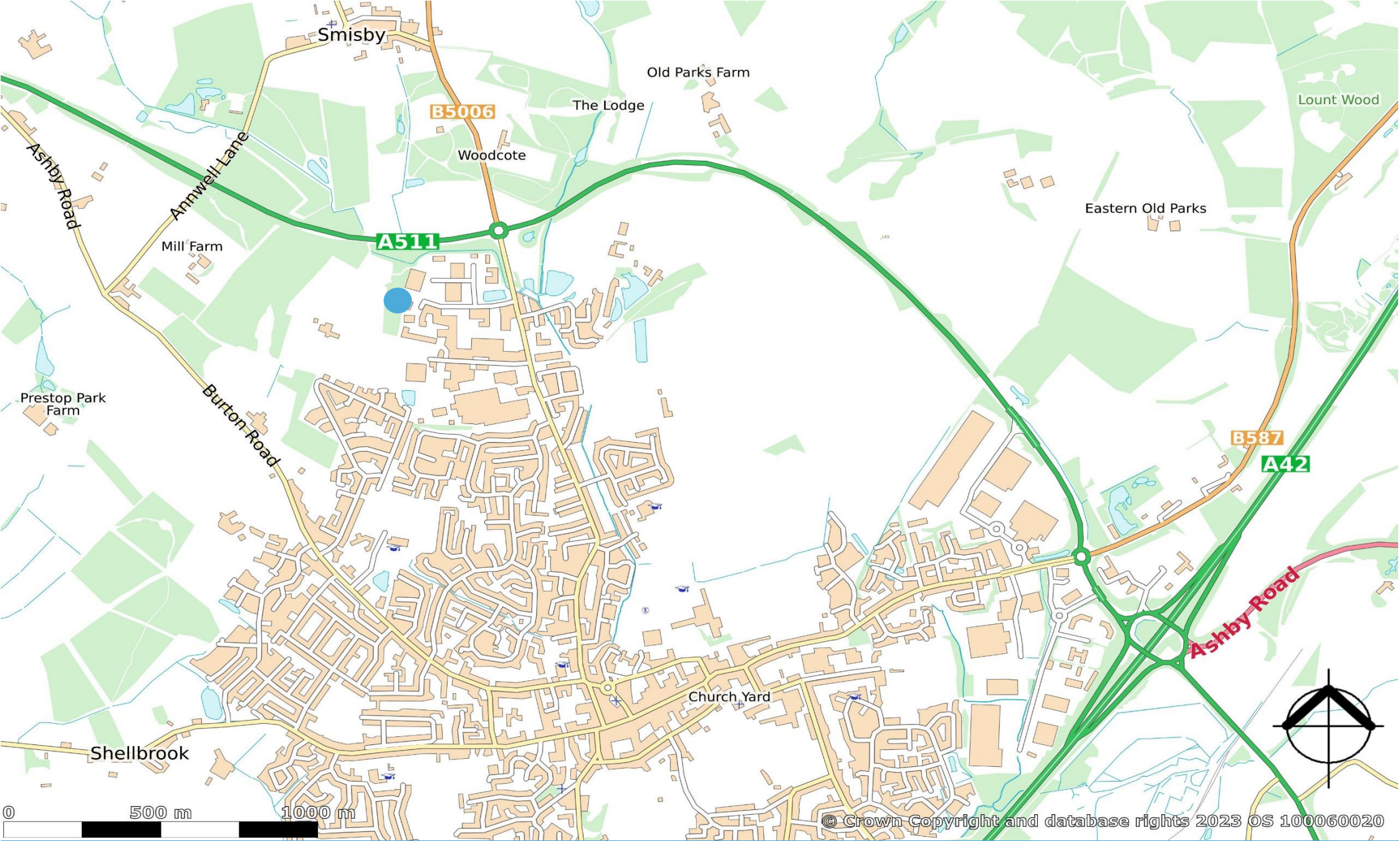
**SUBJECT
PROPERTY**

**IVANHOE
BUSINESS PARK**



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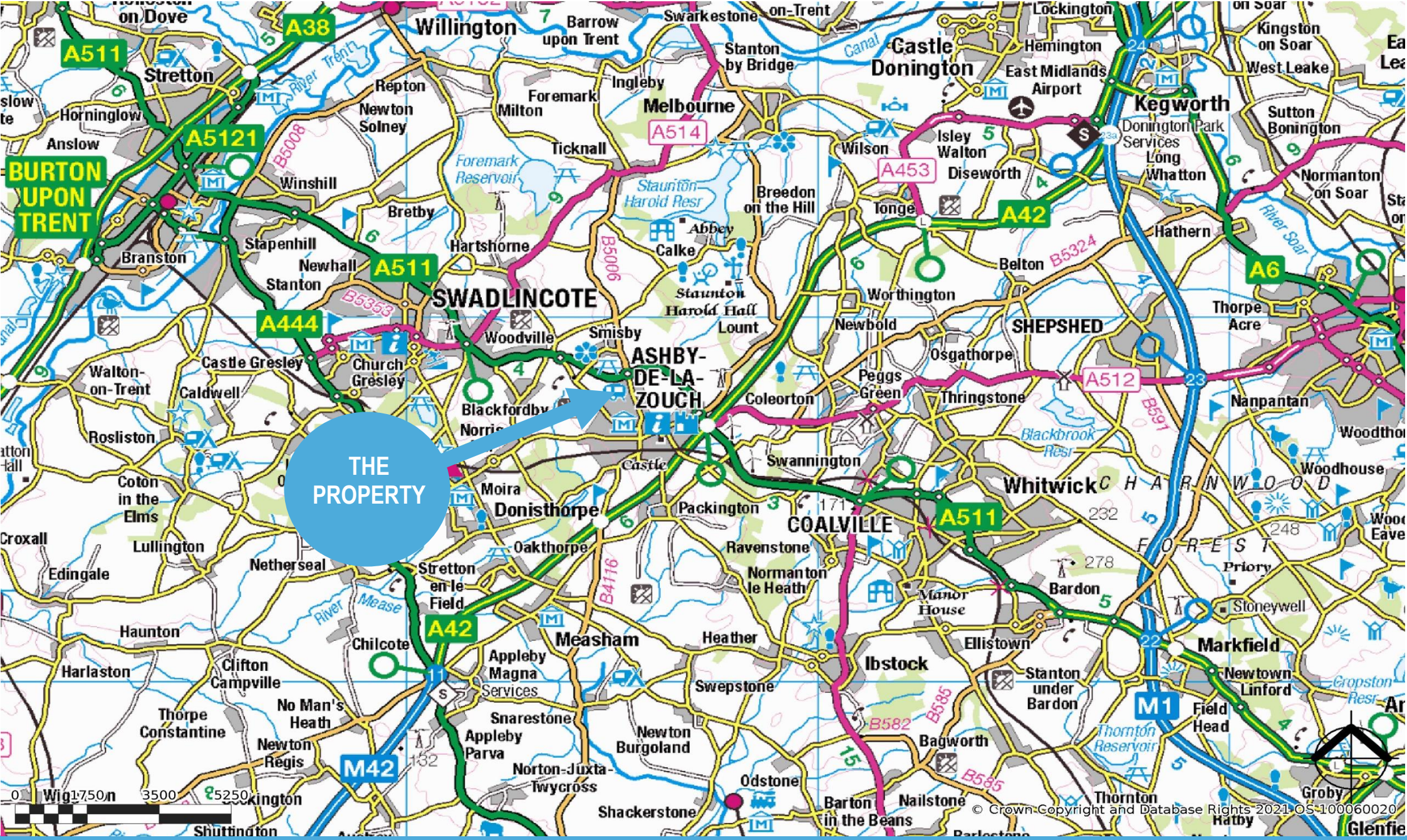
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