

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH SECURED GATED YARD WITHIN 1 MILE OF JUNCTION 28 OF THE M1 MOTORWAY

CVH, Carter Lane East, South Normanton, DE55 2DY



Key Highlights

- Warehouse, workshop, and office accommodation
- Secure fence gated yard
- 0.40 acre site area and 0.18 acre yard
- Three level access electric roller shutter loading doors
- LED warehouse lighting and new fire alarm
- 10,519 sq ft (977 sq m)

Savills Nottingham
Enfield Chambers, 18 Low Pavement
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LOCATION

The property occupies a convenient position on Carter Lane East, just off Junction 28 of the M1 motorway, at its intersection with the A38.

DESCRIPTION

The property comprises an industrial / warehouse unit providing clear span warehouse and workshop accommodation with offices, WC's and kitchen facilities. The property benefits from three phase power and a newly installed fire alarm.

The specification includes:

Warehouse

- 1 level access electric roller shutter loading door
- Minimum eaves height 3.36m rising to 5.07m
- LED lighting
- Space heater
- Mezzanine

Workshop / Warehouse

- 2 level access electric roller shutter loading doors
- Minimum eaves height 5m rising to 6.68m
- LED lighting
- Space heater

Offices

- Mixture of cellular rooms
- Gas fired central heating and air conditioning (first floor only)
- Lighting
- Staff welfare facilities

Externally the site is securely fenced and gated and benefits from good loading space / yard area extending to 0.40 acre site area and 0.18 acre yard.

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ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	5,059	470
Workshop / Warehouse	2,189	203
Mezzanine	1,646	153
Offices / Welfare	1,625	151
TOTAL	10,519	977

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract)

BUSINESS RATES

- Rateable Value 2023 £36,750
- Rates Payable 2024/2025 £18,228.25

EPC

E 124

VAT

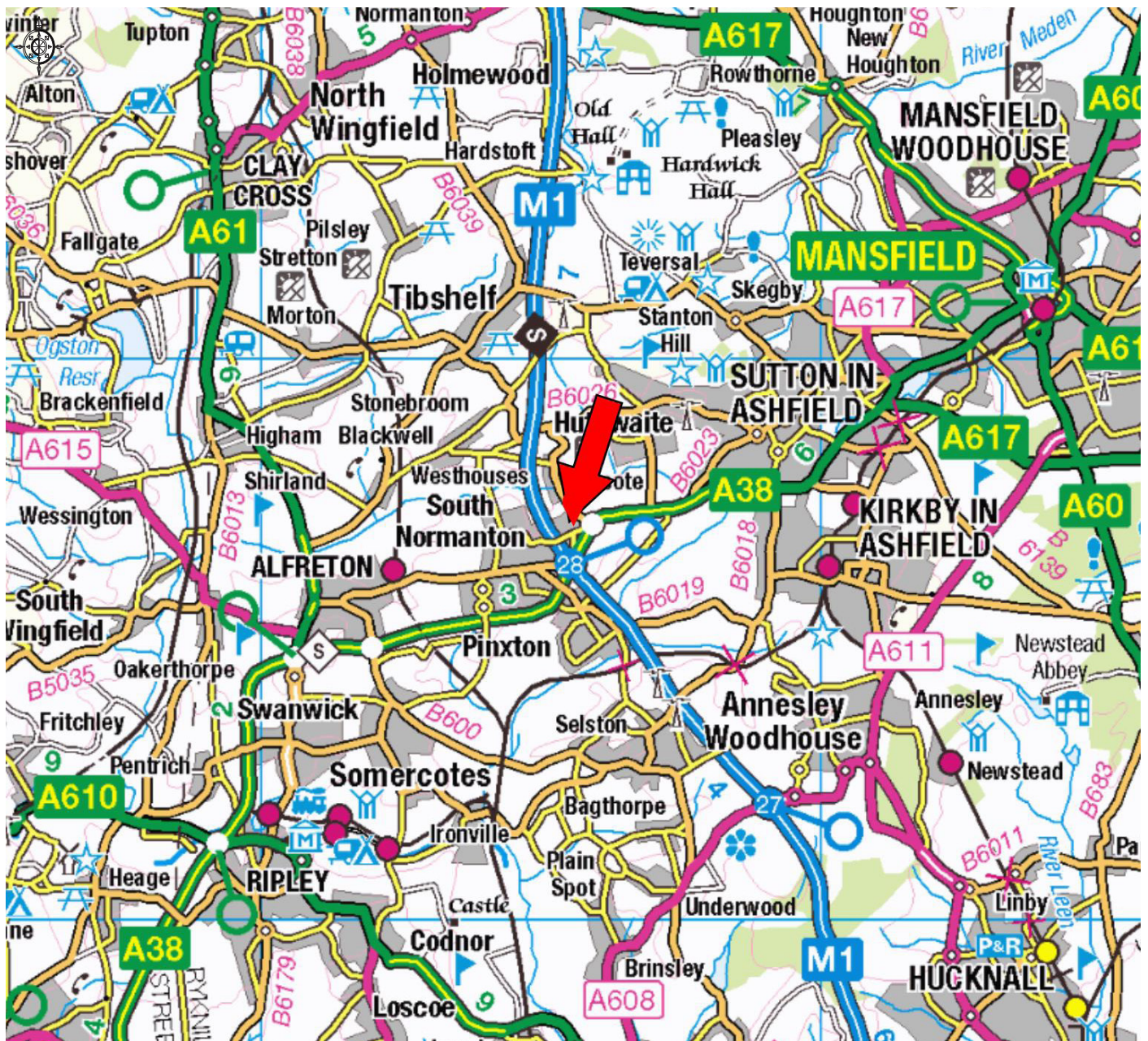
VAT is applicable.

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TERMS

Available on flexible lease terms at a rental of £67,500 per annum, exclusive.

PLANNING

We understand the property has planning for B2 (General Industrial) and B8 (Storage or Distribution).

Interested parties must rely on their own enquiries of the Local Planning Authority.

LEGAL FEES

Each party is to be responsible for their own legal costs involved in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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