

COMMERCIAL LAND AND PREMISES
TO THE REAR OF ORCHARD HOUSE
APPLEBY HILL,
AUSTREY,
CV9 3ER
GUIDE PRICE: £995,000



ACCOMODATION

Nestled behind Orchard House, an exceptional commercial development - a sprawling landscape of 3.3 acres, housing a total of five enclosed industrial units and additional open-framed premises.

Unit 1 - spans approximately 4,307.61 sq ft (400.19 sq m), with accommodation thoughtfully arranged across two floors. The ground floor level boasts two garages, Warehouse Space 1, and Ground Floor Warehouse Space 2, providing ample room for storage and operations. Ascend to the first floor to discover two office suites and a generously sized workshop space, perfectly designed to foster productivity and innovation.

Unit 2 - a warehouse with an expansive area of approximately 2,688.351 sq ft (249.76 sq m). This single-floor space offers a seamless open-plan layout, providing limitless possibilities for customization. Within this unit, you'll also find two practical cellular offices, providing the perfect balance between privacy and collaboration.

Unit 3 - Discover a spacious open-plan warehouse in Unit 3, featuring a well-designed mezzanine level that adds valuable additional storage capacity. Internally measuring 3,319.493 sq ft (308.39 sq m), this unit presents a versatile canvas for your operational needs, offering ample room for your business to thrive.

Unit 4 - Offering a generous 1,157.84 sq ft (107.57 sq m), Unit 4 presents an inviting open-plan warehouse that is perfect for various commercial purposes. With its versatile layout, this unit allows for seamless customization and adaptability to suit your specific requirements.

Unit 5 - an open-plan warehouse encompassing 2,414.977 sq ft (224.36 sq m) of space. Unit 5 offers a versatile environment that lends itself to a multitude of uses.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





SITE OVERVIEW

Total space - 13,887.66 sq ft (1,290.2 sq m)

Plot - 3.33 Acres

LOCATION

This property enjoys an attractive semi-rural position with a scenic outlook over fields, nestled between Austrey and Appleby Parva/Magna villages. Accessible via Appleby Hill, a long gravel track leads you to the premises, creating a charming approach through the countryside.

DISTANCES

Polesworth - 4.5 miles

Tamworth - 7 miles

Ashby-de-la-Zouch - 8.1 miles

Leicester - 22 miles

Birmingham City Centre - 27.1 miles

M42 Junction 11 - 2.5 miles

East Midlands Airport - 16.9 miles

(Distances approximate)

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TERMS

The property is offered for sale as Freehold with vacant possession.

OUTGOINGS

Interested parties should check the Rateable Value with the local authority North Warwickshire Council.

SERVICES

Mains electricity and water are connected at the premises. Unit 1 and 2 are heated via an oil-fired system. Drainage is via a septic tank.

Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

VIEWINGS

Strictly by appointment through the Sole Selling Agents
- AE Commercial

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