

TO LET

Industrial/Warehouse Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 7 Hay Lane Industrial Estate, Hay Lane,
Foston, Derbyshire DE65 5PJ



Leasehold: £1,000 per calendar month

- Gross Internal Area 102.00m² / 1,098sq.ft.
- Substantial shared yard area.
- Easily accessible location just off the A50.
- Ample loading and parking provisions.
- Potential to combine units.
- Perfect for storage and distribution occupiers.



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Location

Hay Lane Industrial Estate is located in Foston, close to the A50 dual carriageway – a major cross-country route linking the M1 and M6 motorways, intersecting with the A38.

More specifically, the industrial estate is located on Hay Lane which leads out of Foston to the south, to the rear of the ATL Midlands Depot and in close proximity to Dove Valley Park, which is a significant industrial and warehouse development.

The site is approached via Hay Lane and Uttoxeter Road from the Foston/Dove Valley Park junction of the A50 which is located approximately 0.5 miles to the east.

Description

The property forms part of Hay Lane Industrial Estate which is a secure and self-contained estate of warehouse and manufacturing units. The units are available on an individual basis or in combination.

Unit 7 is positioned in the north eastern corner of the site and comprises a detached industrial unit of steel portal frame construction with profile sheet clad elevations under a pitched clad roof. The unit would suit anyone looking for a lock up storage unit on flexible terms.

Access is via a roller shutter loading door on the front elevation with pedestrian access provided via a personnel door on the side elevation.

Accommodation

The property comprises:-

Gross Internal Area: 102.00m² / 1,098sq.ft.

Tenure

The property is available to let by way of a new full repairing and insuring lease, to incorporate 3 or 5 yearly upward only rent reviews where appropriate.

Rent

The property is available to rent at £12,000 per annum exclusive of rates and all other outgoings.

Services

The property does not benefit from any mains connections.

Planning

The property is understood to benefit from Use Class B2 (Industrial) and B8 (Storage and Distribution) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757).

Interested parties are advised to confirm any planning related queries with the Local Planning Authority.

Business Rates

The units are yet to be assessed for business rates purposes.

Legal Costs

Each party are to be responsible for their own legal costs in connection with this transaction.



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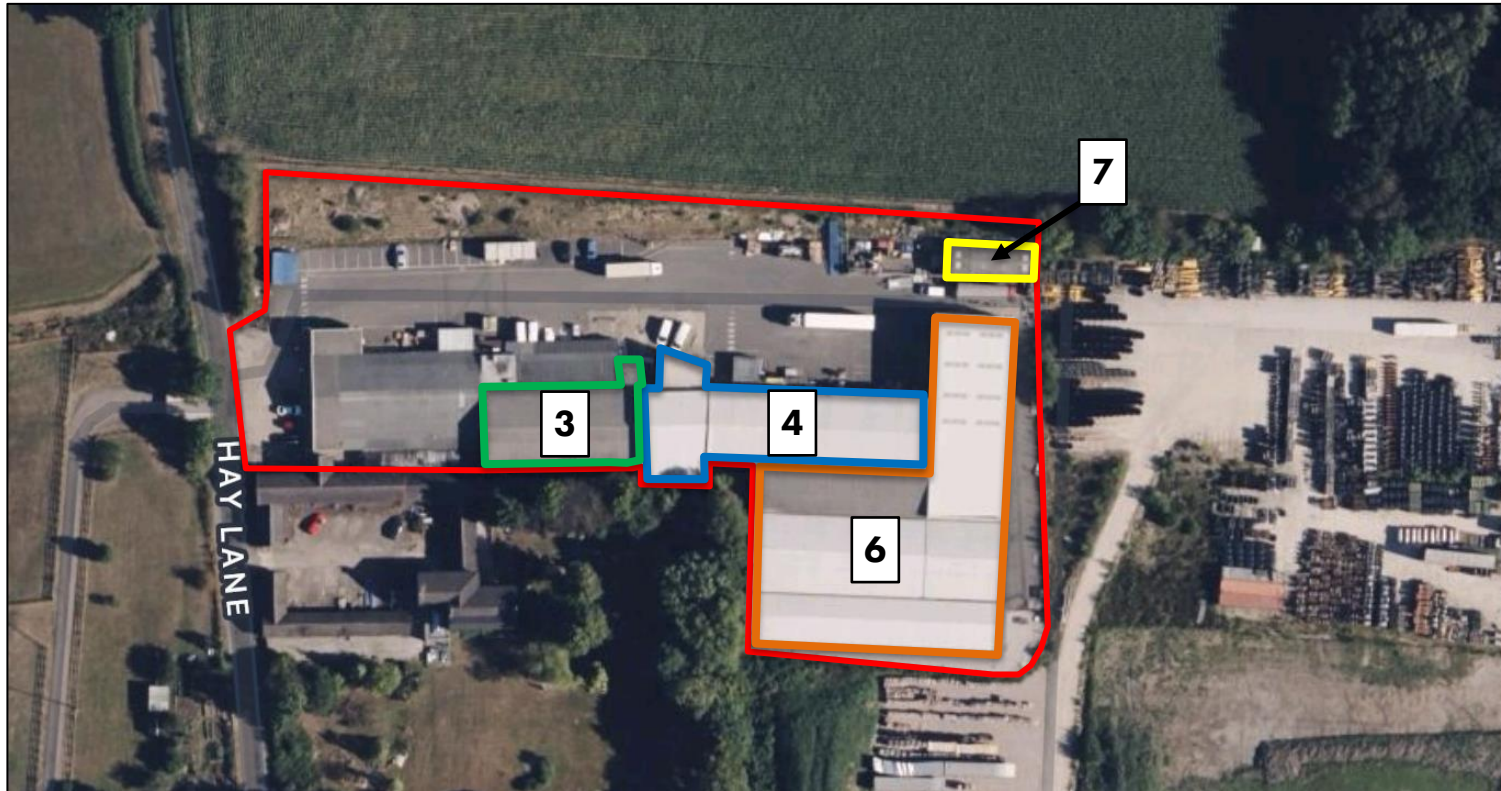
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Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

VAT

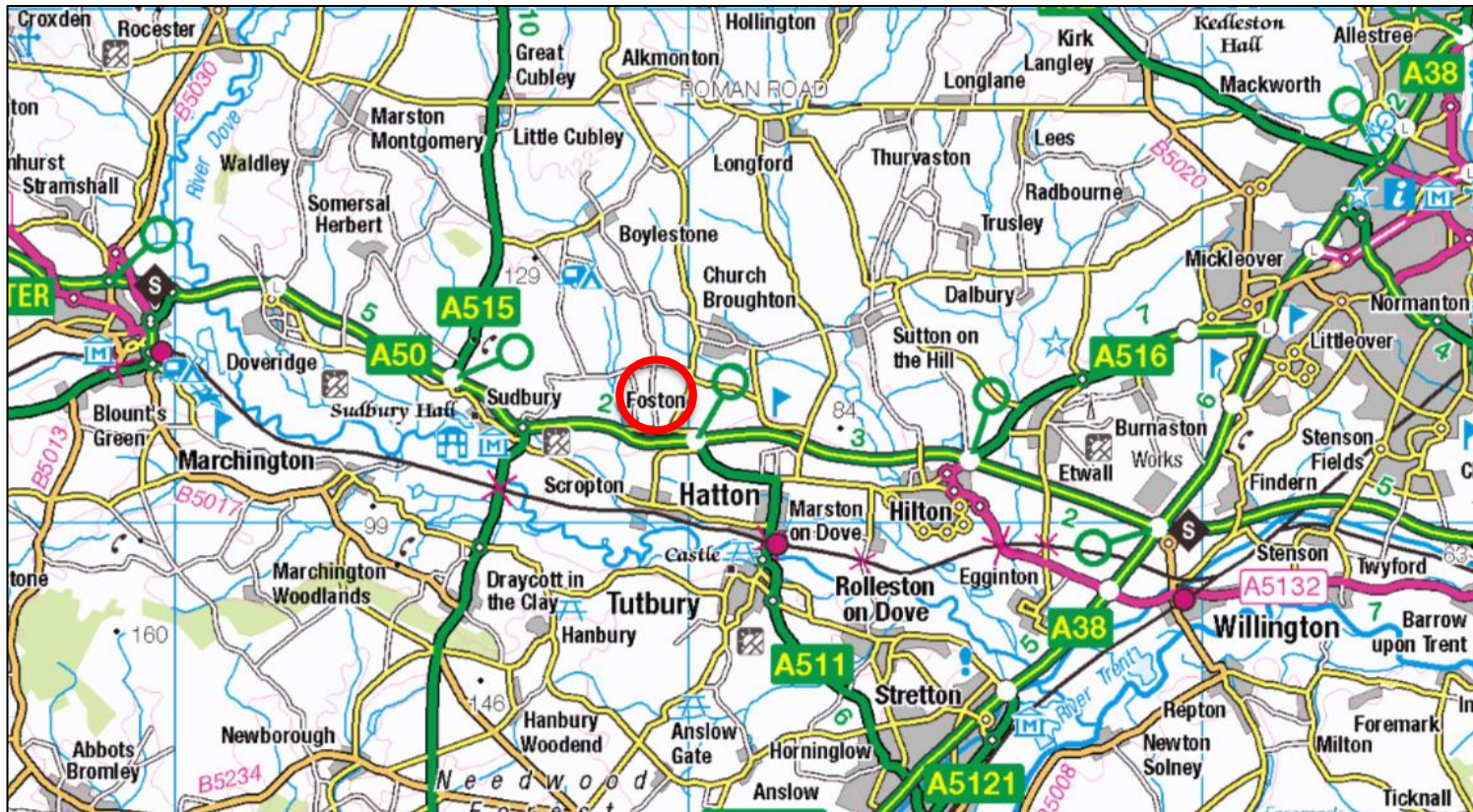
VAT is applicable on the transaction at the prevailing rate.

Further Information and Viewings

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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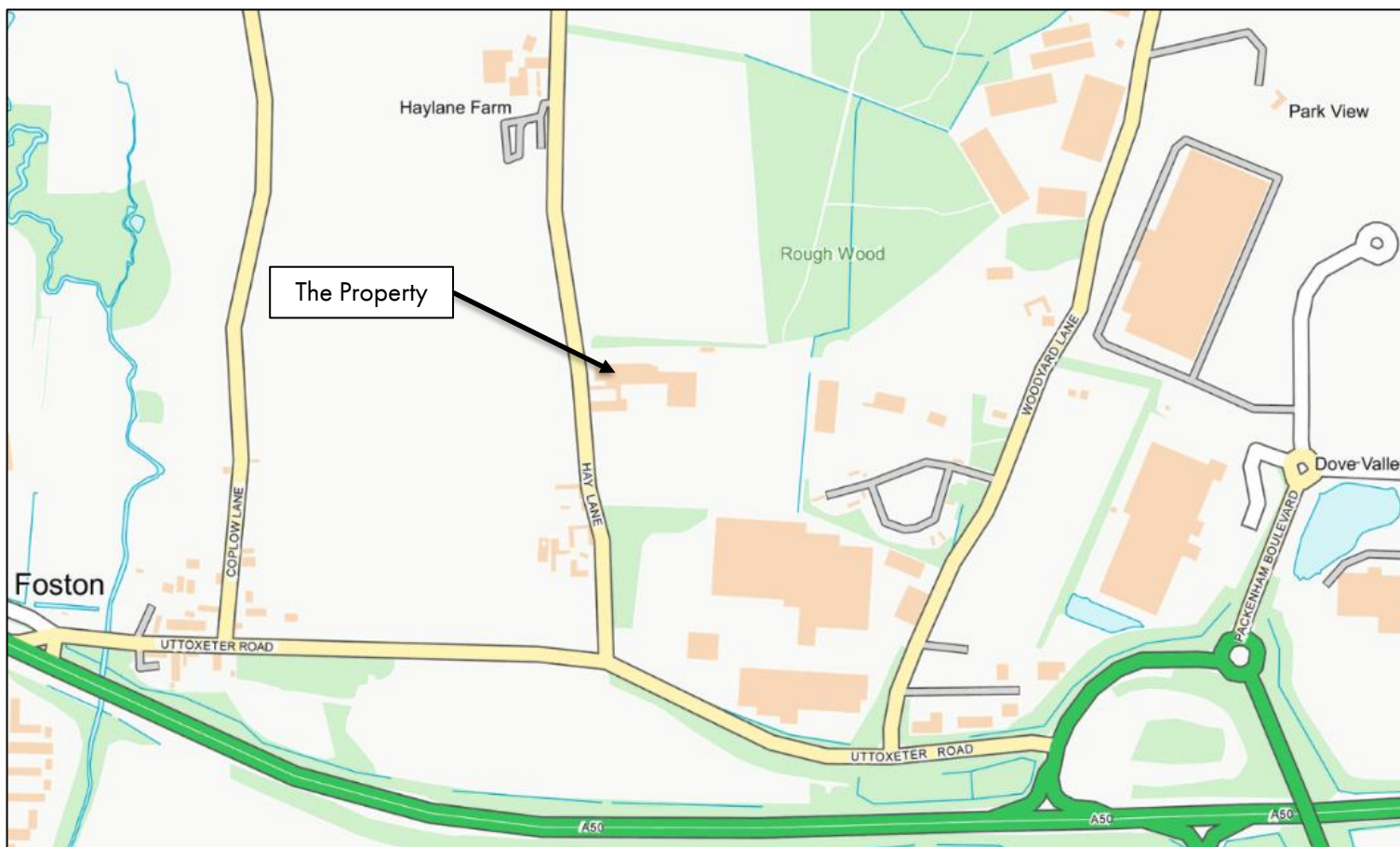
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This brochure is intended to be a guide only so please read these important notes:

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