

TO LET

Industrial/Warehouse Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 6 Hay Lane Industrial Estate, Hay Lane,
Foston, Derbyshire DE65 5PJ



Leasehold: £140,000 p.a.x.

- Gross Internal Area 2,155.68m² / 23,204sq.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 6 is positioned adjacent to the eastern boundary of the site and comprises an end of terrace warehouse premises of steel portal frame construction with profile sheet clad elevations under a pitched clad roof. The unit benefits from a loading canopy accessed off the shared yard and a minimum working height of approximately 6.5m to the underside of the eaves.

Internally, there are 4 main warehouse spaces with an additional loading canopy that provides access to the warehouse accommodation.

Access is via a roller shutter loading door from the loading canopy leading onto the shared yard area where the unit will benefit from its own demised parking spaces.

Accommodation

The property comprises:-

Warehouse:	1,554.86m ² / 16,736sq.ft.
Loading Canopy:	600.82m ² / 6,467sq.ft.
Total GIA:	2,155.68m² / 23,203sq.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 £140,000 per annum exclusive of rates and all other outgoings.

Services

It is understood that all mains electricity and water and are connected to the property. Waste drainage is provided by way of a septic tank.

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.

Energy Performance Certificate

EPC's have been commissioned for each unit and will be included within these particulars once received.



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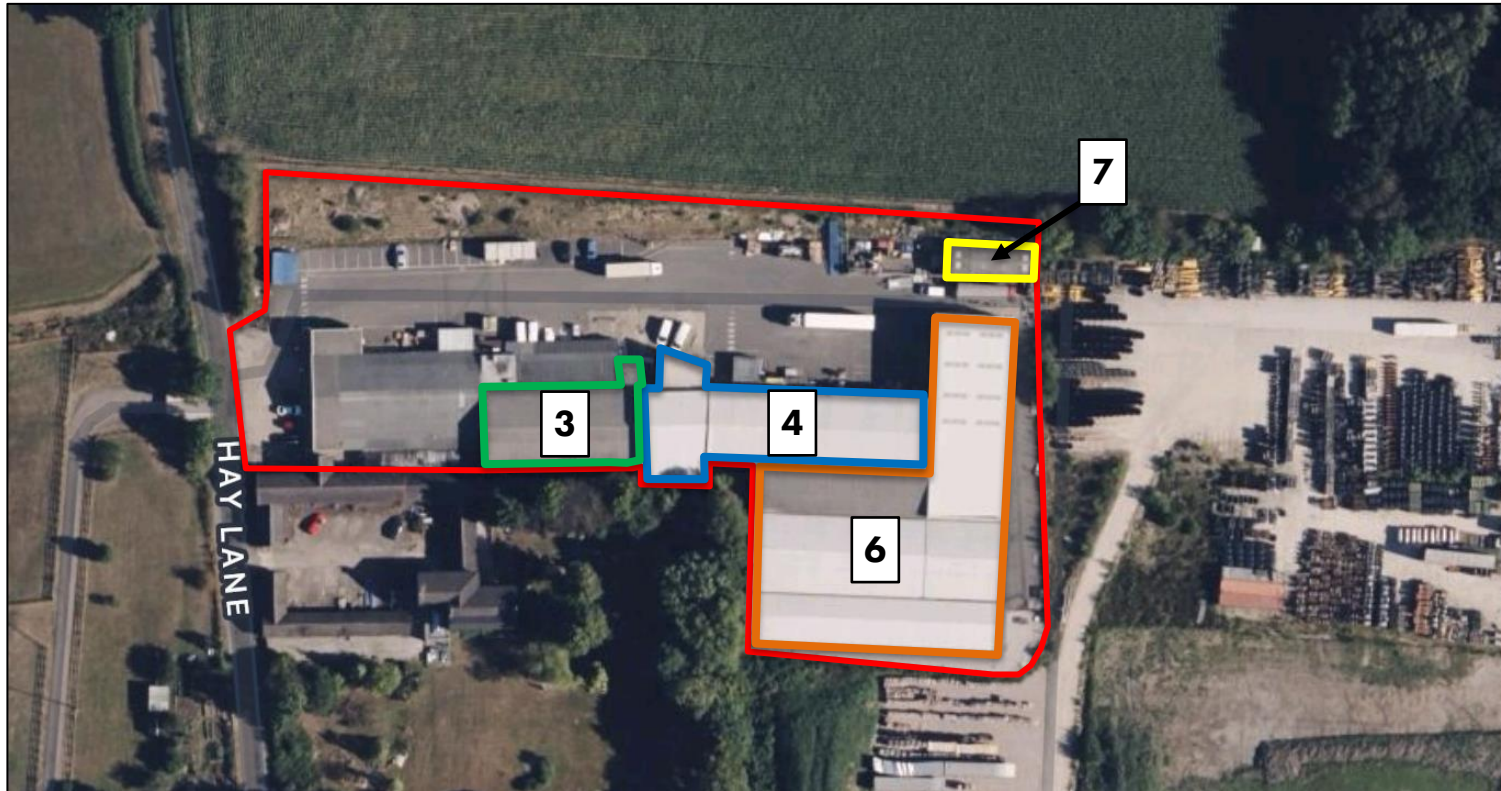
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Anti-Money Laundering Policy

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.

Business Rates

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

Legal Costs

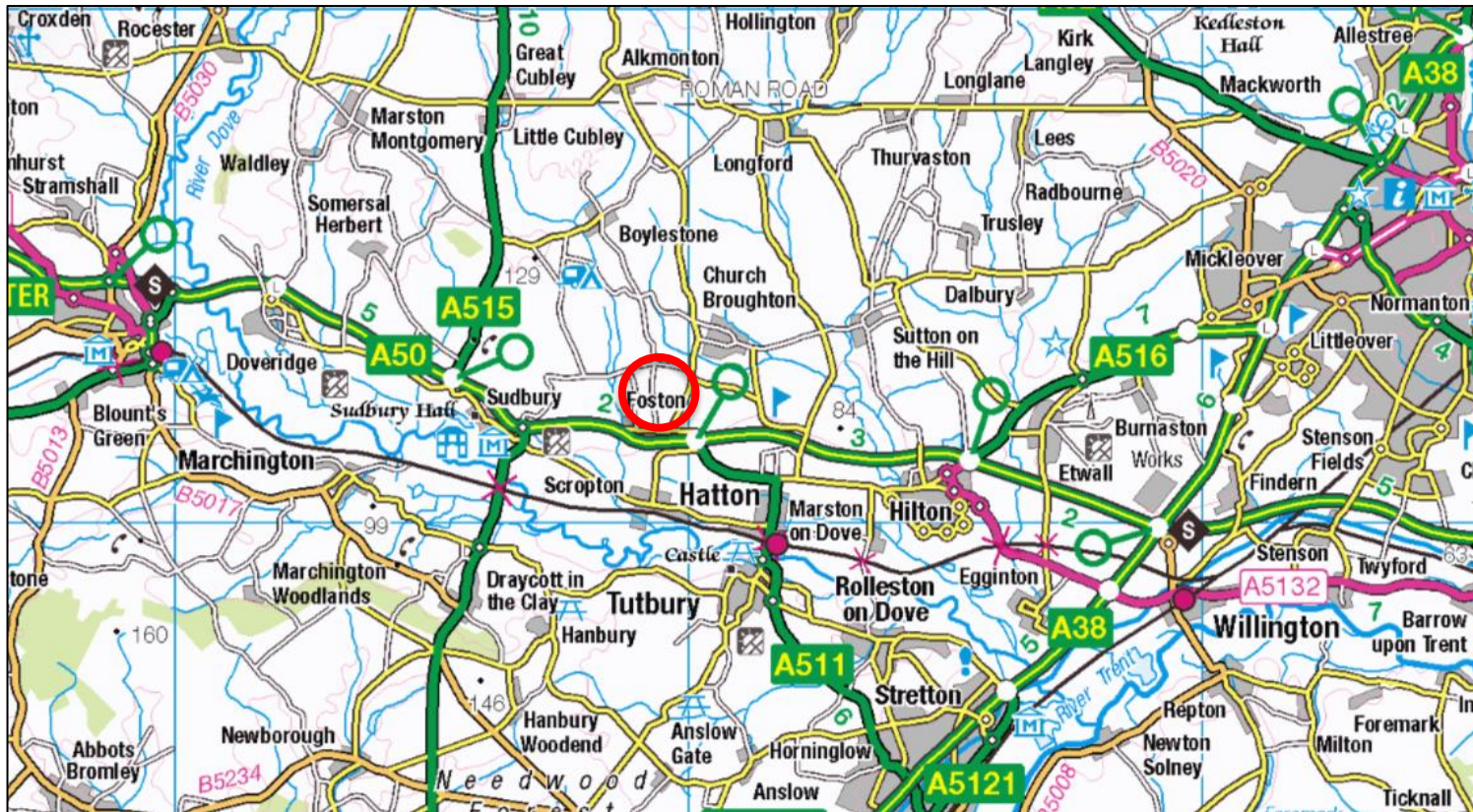
Each party are to be responsible for their own legal costs in connection with this transaction.

Further Information and Viewings

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

Tel: 01332 298000

Email: wspeed@salloway.com / ckeogh@salloway.com



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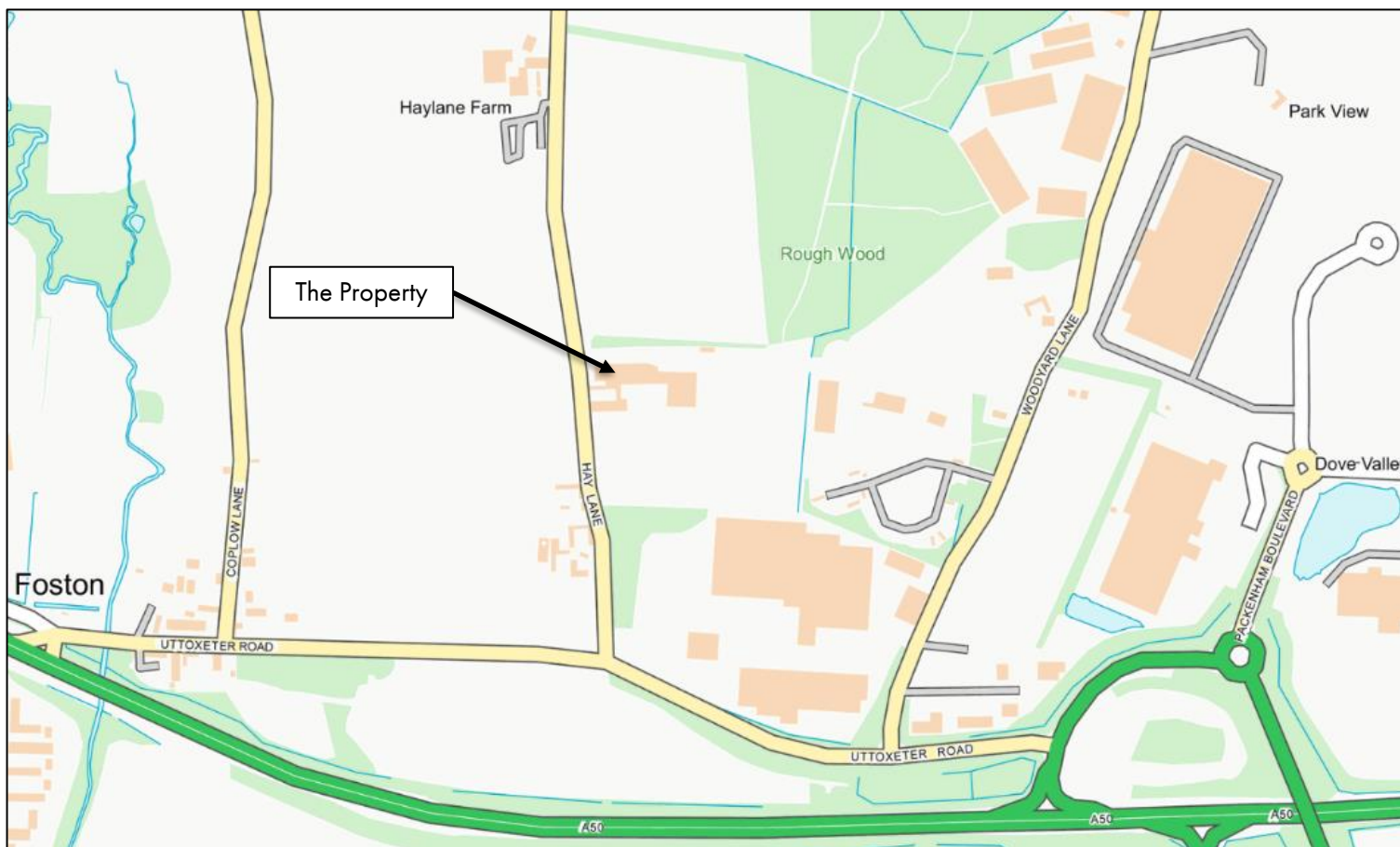
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