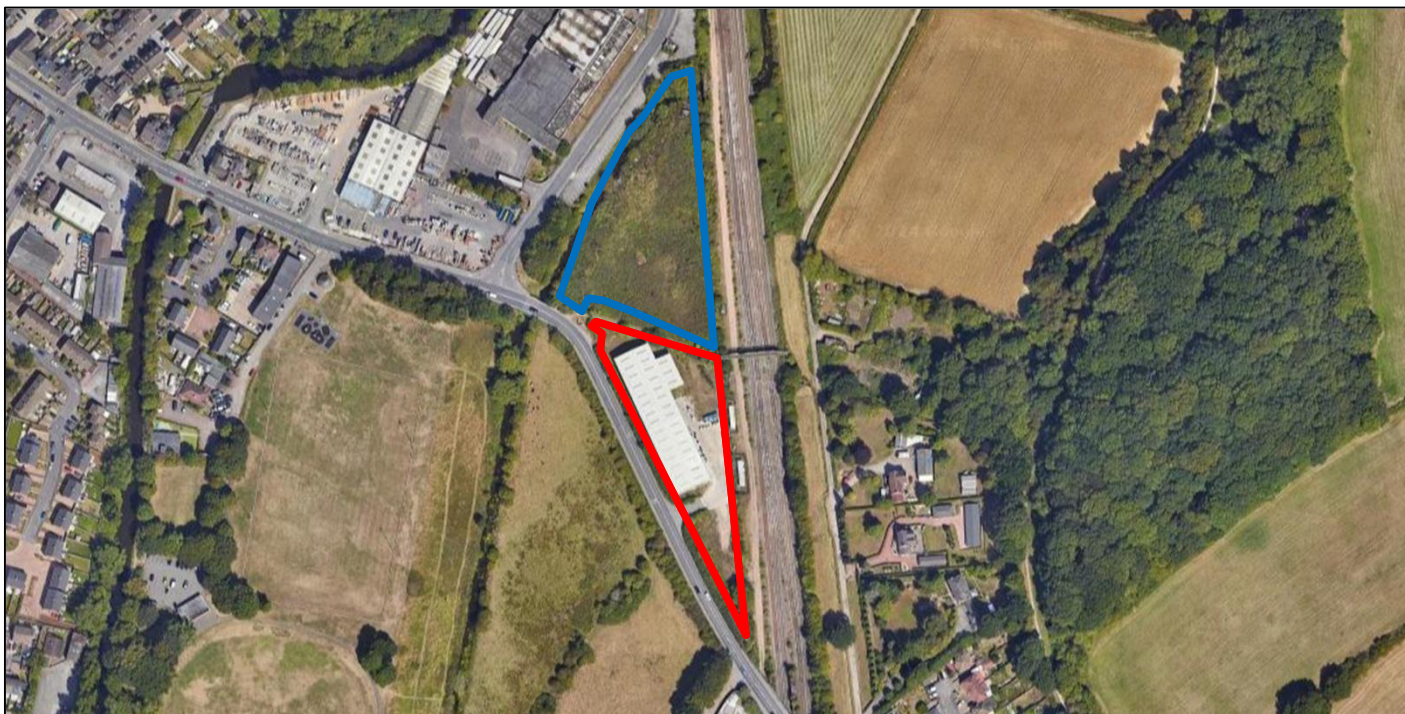


FOR SALE

CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

Industrial Unit with Expansion Space

Eagle Mill, Ilkeston Road, Trowell,
Nottingham NG9 3PX



DUE TO RELOCATION – BUSINESS NOT AFFECTED

Price: £1,475,000

- Detached industrial unit built in 2013.
- Predominantly used for storage and distribution.
- Approx. GIA 1,775.69 m² / 19,113 sq.ft.
- Secure gated site located on 6,396 m² / 1.58 acres.
- Max eaves height of 6.25m.
- Additional unsurfaced area 7,582 m² / 1.87 acres.



SALLOWAY



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Location

The subject property is located on the Derbyshire/Nottinghamshire border in the village of Trowell.

Situated on Ilkeston Road (A609) and approximately 11 miles equidistant between the cities of Derby and Nottingham the area has a large local labour base and relatively good accessibility due to its proximity to the M1 Motorway.

Description

The subject property comprises a detached industrial unit that was built in 2013 and extended in 2016.

The building is of steel portal frame construction with part brick/block lower elevations and metal profile sheeting to the upper parts, set beneath a pitched profile sheet roof.

The property provides open plan storage space with an eaves height of 6.25m and benefits from a power float finished concrete floor, overhead strip lightings and a mechanical loading door.

Externally the property has a gated access off Ilkeston Road where there is a secure concrete yard to the rear of the property which provides ample loading and parking space.

To the side there is a further parcel of land which is currently unsurfaced but, subject to the necessary consents, could provide additional parking/surface storage space or expansion.

Accommodation

The property comprises:

Gross Internal Area: 1,775.69 m² / 19,113 sq.ft.

Services

It is understood that all mains electric and water are connected to the property.

Business Rates

We understand that the property has a rateable value of:

Warehouse and Premises: £49,000

Interested parties are advised to confirm this figure with the Local Billing Authority.

Planning

We understand that the property is suitable for industrial and storage/distribution uses under Use Classes B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority, Broxtowe Borough Council.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Price

Freehold - £1,475,000.



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Tenure

The property is available on a freehold basis with vacant possession.

VAT

We understand that VAT is payable on this transaction at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

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.

Further Information and Viewings

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

Tel: 01332 298000

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



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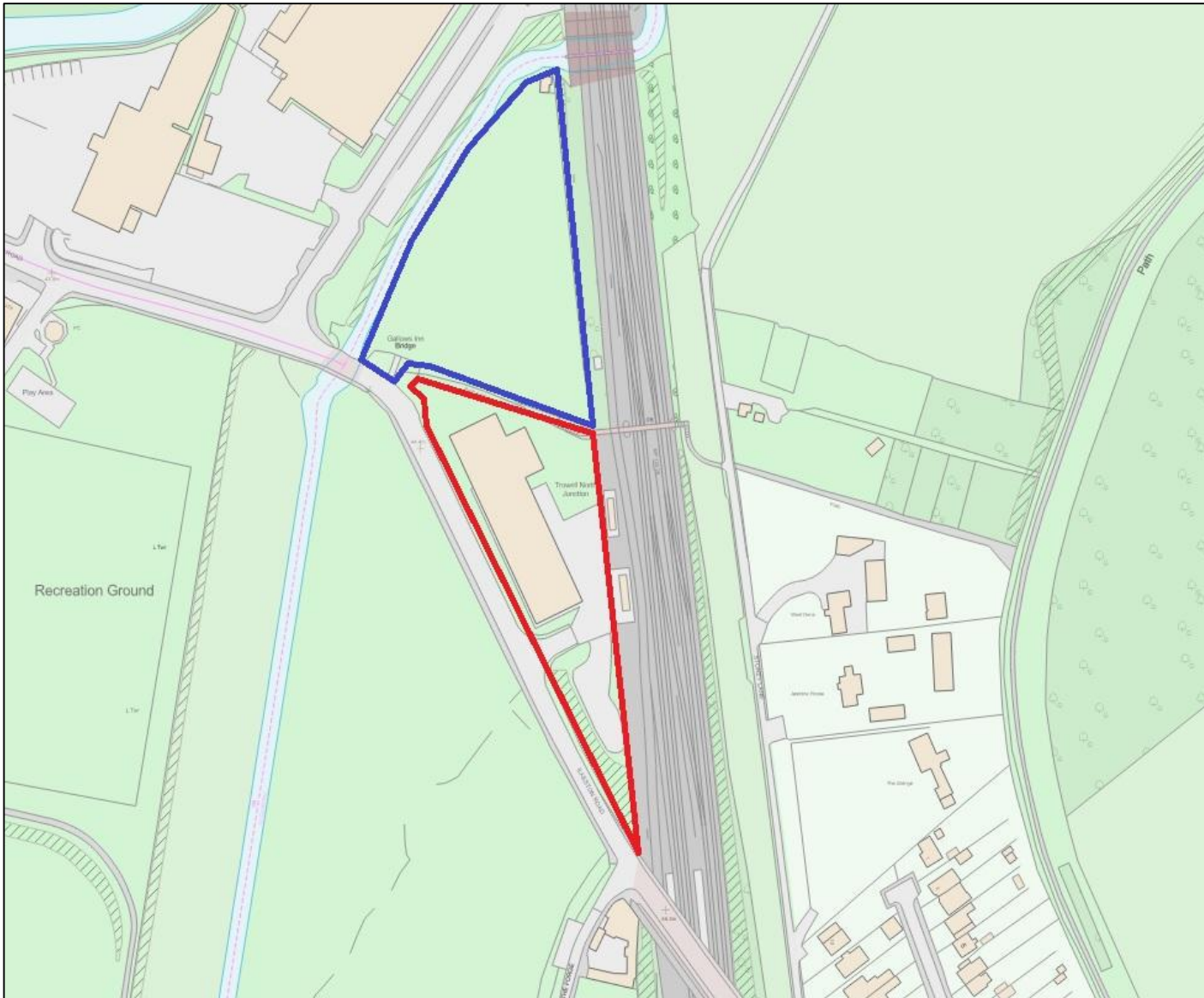
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Indicative Site Plan

Area edged in Red	6,396m ² / 1.58 acres
Area edged in Blue	7,582m ² / 1.87 acres
Total Site Area	13,978m² / 3.45 acres



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

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