

FOR SALE

Factory Premises with Ancillary Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Furnace Road, Ilkeston
Derbyshire DE7 5EP



DUE TO RELOCATION – BUSINESS NOT AFFECTED

Price: £1,750,000

- Combined Gross Internal Area 4,879.71m² / 52,524sq.ft.
- Located on a 2.53 acre / 1.02 hectare site.
- Secure self-contained site with gatehouse and barrier access.
- Ideal Headquarter premises or capable of sub-division.
- Predominantly used for storage and distribution.
- Potential redevelopment opportunity STPP.



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Location

Ilkeston is a large market town situated close to the county border of Derbyshire and Nottinghamshire, approximately 11 miles equidistant between the cities of Derby and Nottingham.

The town has a large local labour base and relatively good accessibility due to its proximity to the M1 Motorway.

More specifically, the property is located at the end of Furnace Road Industrial Estate which is situated just off Nottingham Road, approximately half a mile to the South East of the Town Centre.

Description

The premises comprise of three principal buildings arranged in a horseshoe configuration and located within a secure site which is predominantly concrete hardstanding.

The main building provides two-storey office accommodation at the front of the site, with a series of workshop/warehouse units located immediately to the rear.

The central workshop is attached to the main building by way of a covered loading canopy and also consists of a series of interconnected warehouse/workshop units.

The third unit occupies a position close to the northern edge of the site and consists of a detached industrial unit which benefits from metal profile clad elevations and has an eaves height of approximately 6m, together with a useful mezzanine storage area.

Externally, the buildings are set within a securely fenced and gated site with loading space and surface storage broadly central to the site. Parking provisions are located immediately in front of the two-storey office, together with further overspill parking located on the opposing side of Furnace Road.

Accommodation

The property comprises:-

Main Building

Two Storey Offices: 284.88m² / 3,066sq.ft.
Warehouse/Factory: 2,098.79m² / 22,591sq.ft.

Main Building GIA: 2,383.67m² / 25,657sq.ft.

Loading Canopy: 225.86m² / 2,429sq.ft.

Central Building

Warehouse/Factory 1,471.57m² / 15,840sq.ft.

Central Building GIA: 1,471.51m² / 15,840sq.ft.

Northern Building

Warehouse: 1,024.53m² / 11,028sq.ft.

Northern Building GIA: 1,024.53m² / 11,028sq.ft.

Mezzanine 122.75m² / 1,322sq.ft.

Total Gross Internal Area: 4,879.71m² / 52,524sq.ft.

Total Site Area: 2.53 acres / 1.02 hectares

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Energy Performance Certificate

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



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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, Erewash Borough Council.

Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of:

Factory and Premises: £119,000

The Uniform Business Rate (UBR) multiplier for 2023/24 is 51.2p (large businesses) and 49.9p (standard businesses).

Tenure

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

Price

Freehold - £1,750,000.

VAT

VAT is applicable on the transaction at the prevailing rate.

Legal

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 / Lessee.

Further Information / Viewings

Viewing is strictly via prior appointment with joint agents, Salloway:-

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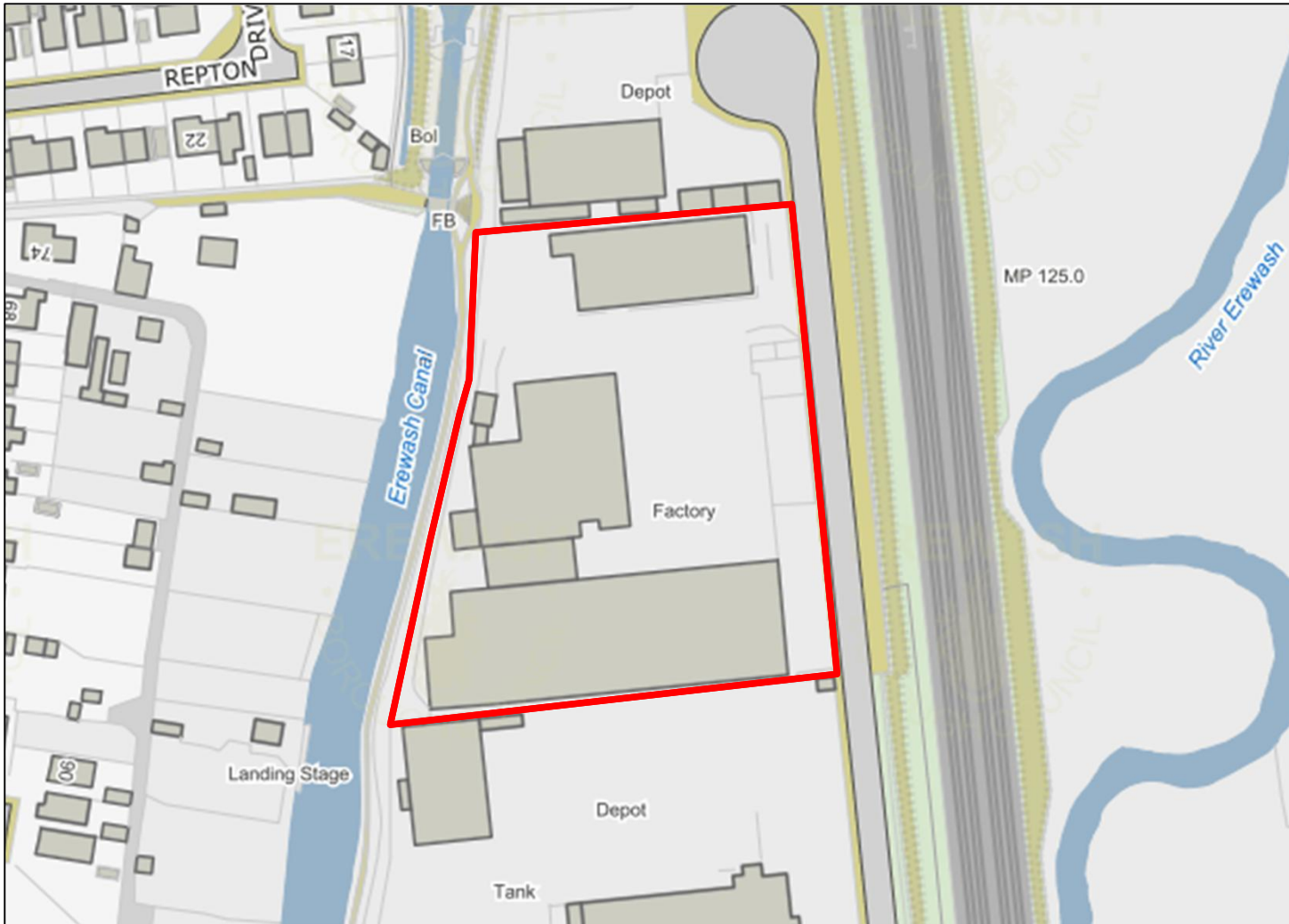
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Indicative Site Plan



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