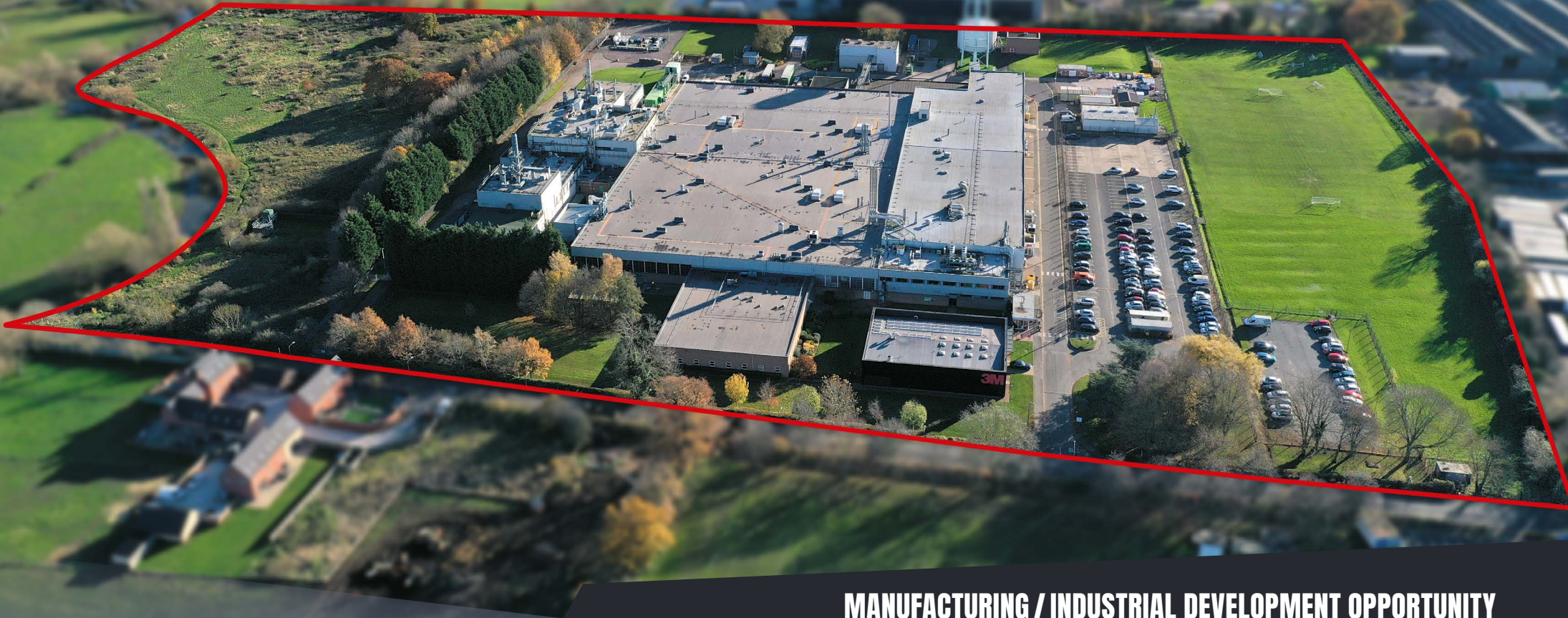


FORMER 3M MANUFACTURING SITE

ATHERSTONE, RATCLIFFE ROAD CV9 1PJ

FOR SALE



MANUFACTURING / INDUSTRIAL DEVELOPMENT OPPORTUNITY

26.94 acres **239,992 sq ft**



 hears.editor.companies

FORMER 3M MANUFACTURING SITE

ATHERSTONE, RATCLIFFE ROAD CV9 1PJ



SPECIFICATIONS



Part concrete
part steel frame
construction with
part brick part
cladding elevations



Clear height from
6.65m to 7.8m



8 Dock
loading doors
with canopy



Additional canopy
with 2 forklift
access doors



New roof covering
to main warehouse
and production area



Up to 5 MVA
power capacity



Two storey
offices



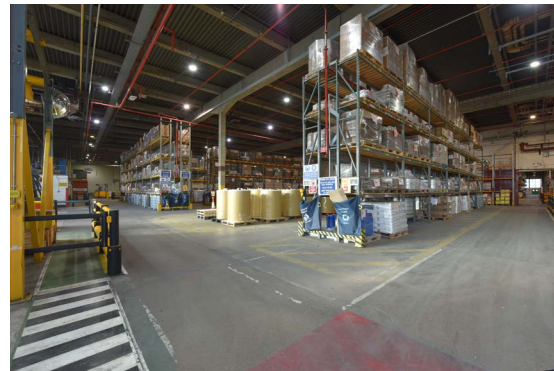
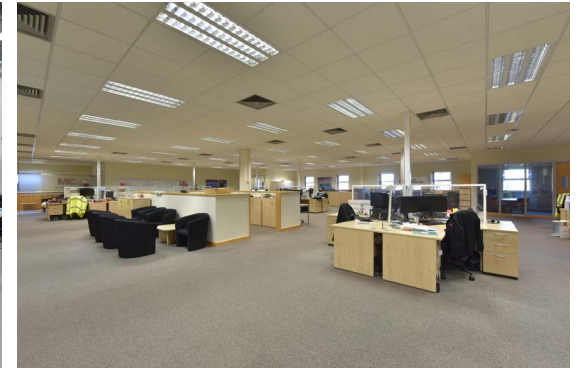
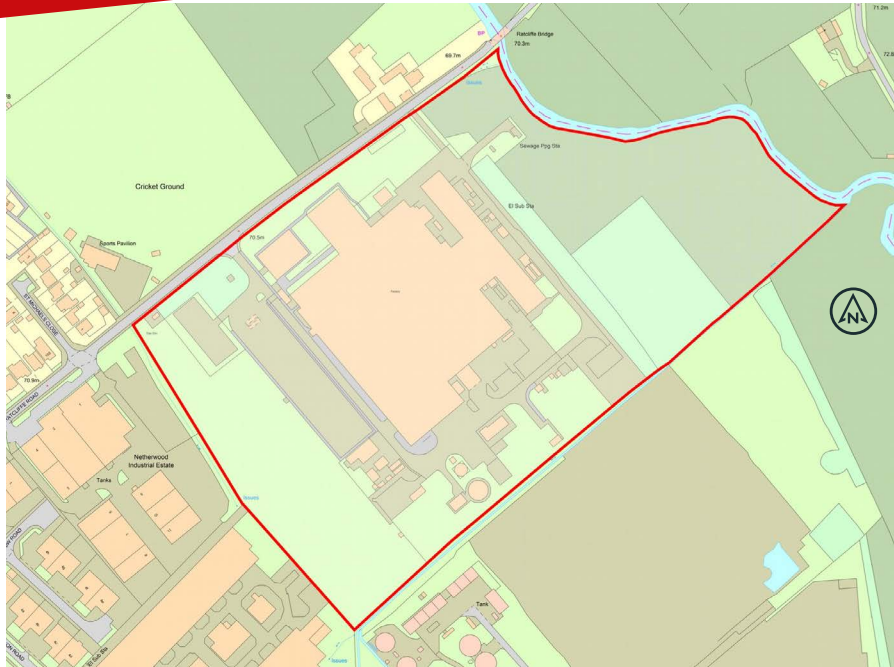
20%
site density



Additional modern
R&D unit with
workshop and
offices

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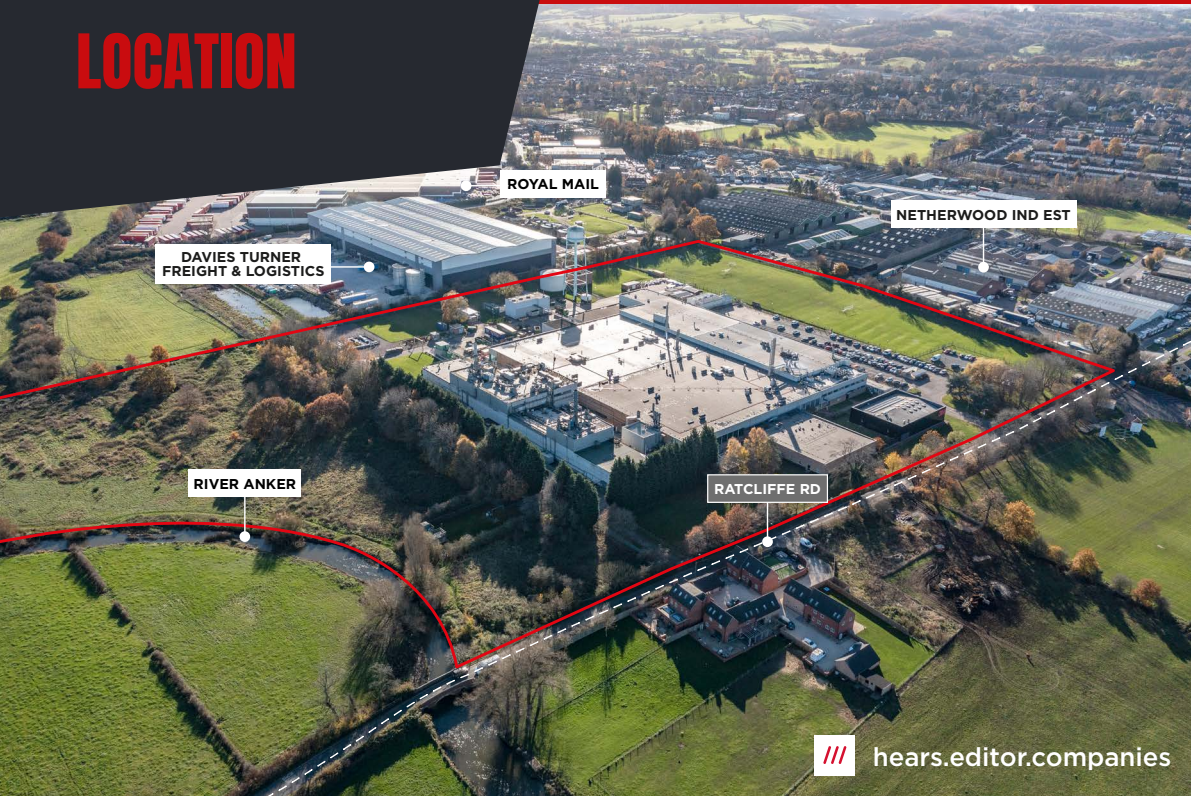


ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Main Warehouse and Production	17,532	188,713
Two Storey Offices	1,600	17,222
Staff Canteen and Kitchen	160	1,722
Bespoke Maker Building	1,851	19,924
R&D Facility and Workshop	719	7,739
Ancillary	434	4,672
Total	22,296	239,992
Total Site Area	26.94 Acres	

26.94 acres
239,992 sq ft

LOCATION



The property is situated on Ratcliffe Road and is accessed off the main A5 trunk road via Carlyon Road, which in turn provides easy access to the UK's motorway network including the M1, M6, M42 and M69 motorways.

DESTINATION	DISTANCE	TRAVEL TIME
Birmingham	22.9 miles	34 mins
Coventry	14.9 miles	31 mins
London	105 miles	2 hours 26 mins
M42 J10	5.2 miles	11 mins
M69 J1	9.1 miles	17 mins
M1 J20	18.5 miles	30 mins



TENURE

The site is available for sale on a Freehold basis with vacant possession.

PLANNING

The site benefits from planning permission for Class E, B2 and B8 uses.

LEGAL COSTS

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

EPC

The site holds EPCs ranging from B to D, with full reports available upon request.

DATA ROOM

Serious interested parties will have access to the data room - access via the agents.

ANTI-MONEY LAUNDERING

In Accordance with the AntiMoney Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser.

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2024. Designed & produced by Creativeworld 01282 858200.

FURTHER INFORMATION

For further information or to arrange an inspection please contact the following:

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