



**Unit 1 Hay Lane Industrial Park, Hay Lane, Foston, Derby, Derbyshire DE65 5PJ**

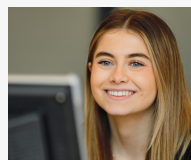
## **WAREHOUSE/DISTRIBUTION**

- ▶ **8,149 sq ft (757 sq m)**
- ▶ **4 dedicated parking spaces**
- ▶ **Excellent location close to the A50 network**
- ▶ **Suitable for food production/distribution/warehouse**

For enquiries and viewings please contact:



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### Location

The unit is located on Hay Lane in Foston. Foston forms part of the civil Parish alongside Scropton in the Dove Valley in South Derbyshire. It is situated on the A50 and is approximately 12 miles southwest of Derby city centre, with excellent communication links via A50/A511/A515 to the A38 which alongside the A50, provide easy access to the M1/M6 motorway networks.

The strategic position on the A50 has attracted many businesses and has long been established as a key industrial and logistics location with nearby occupiers including ATI Transport along with occupiers on the adjacent 200-acre Dove Valley Park such as JCB, GXO, Futaba Manufacturing, TopHat and Trauma.

The unit is located just off from Uttoxeter Road and directly connects you with the A50 Foston - Hatton - Hilton Bypass (A511).

### Description

The unit is of steel portal frame construction with profile clad elevations under a pitched clad roof in the main warehouse. The property has had two extensions overtime, one of which provides the main entrance to the unit and is under a flat roof, the other comprises a staff room and further storage, again under a flat roof.

The premises have been refurbished in part for use as a food production facility although the works were not completed. The unit currently has a bespoke lay-out with demised chiller rooms, productions rooms and baking areas, alongside staff rooms, male and female toilets, an office and a small reception room.

Externally, there is allocated parking for 4 vehicles as per the agreed lease.

### Accommodation

	Sq M	Sq Ft
Unit 1	757	8,149
<b>Total</b>	<b>757</b>	<b>8,149</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services including Three Phase are connected to the property.

### Planning

We understand the property benefits from Class E (Business, Commerce & Services) and B8 (Storage and Distribution) planning use. All information should be confirmed with and further enquiries should be directed to the local planning department at South Derbyshire District Council.

### Tenure

The premises are available either by way of assignment or sublease for a term of 9 years with lease expiry 24th January 2032.

A surrender and regrant of a new lease may be available subject to negotiation.

### Business Rates

The property is to be separately assessed for rating purposes.

### Rent

£57,000 per annum, excluding VAT and any other applicable charges

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D (88).

### Viewings

Viewings are by appointment with sole agents Innes England

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