

CVH | Carter Lane East | South Normanton | DE55 2DY

Freehold industrial/warehouse unit with secure gated yard within 1 mile of junction 28 of the M1 motorway

977m²
(10,519ft²)

- Warehouse, workshop and office accommodation
- Secure fenced and gated yard
- 0.40 acre site area with 0.18 acre yard
- Three electric roller shutter loading doors
- LED warehouse lighting and new fire alarm
- Price £855,000



FOR SALE



Location



Gallery



Video



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Location

The premises occupy a convenient position on Carter Lane South, just off Junction 28 of the M1 motorway at its intersection with the A38.

The Property

The premises comprise an industrial/warehouse unit providing clear span warehouse and workshop accommodation with offices, W/C's and kitchen facilities. The property benefits from 3 phase power and a newly installed fire alarm.

The specification includes:-

Warehouse

- 1 electric roller shutter loading door
- Minimum eaves height 3.36m rising to 5.07m
- LED lighting
- Gas blower
- Mezzanine

Workshop

- 2 electric roller shutter loading doors
- Minimum eaves 5m rising to 6.68m
- LED lighting
- Gas blower

Offices

- Mix of cellular rooms
- Gas fired central heating and air conditioning (first floor only)
- lighting

Externally the site is securely fenced and gated and benefits from good loading space/yard extending.





Accommodation

Warehouse	M ²	FT ²
Warehouse	470	5,059
Workshop	203	2,189
Mezzanine	153	1,646
Offices/Welfare	151	1,625
Total	977	10,519

The total site area is approximately 0.40 acres with 0.18 acres being hard standing yard/loading.

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract).

Business Rates

We note from the VOA website that the property has an entry as follows:

Description: Factory and premises

Rateable value: £36,750

(The current business rates multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority).





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Planning

The property has planning for:

B2 (General Industrial)

B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority.

Legal Fees

Each party is to be responsible for their own professional and legal fees.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of E 124.

The certificate and recommendations report are available upon request.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents.

The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



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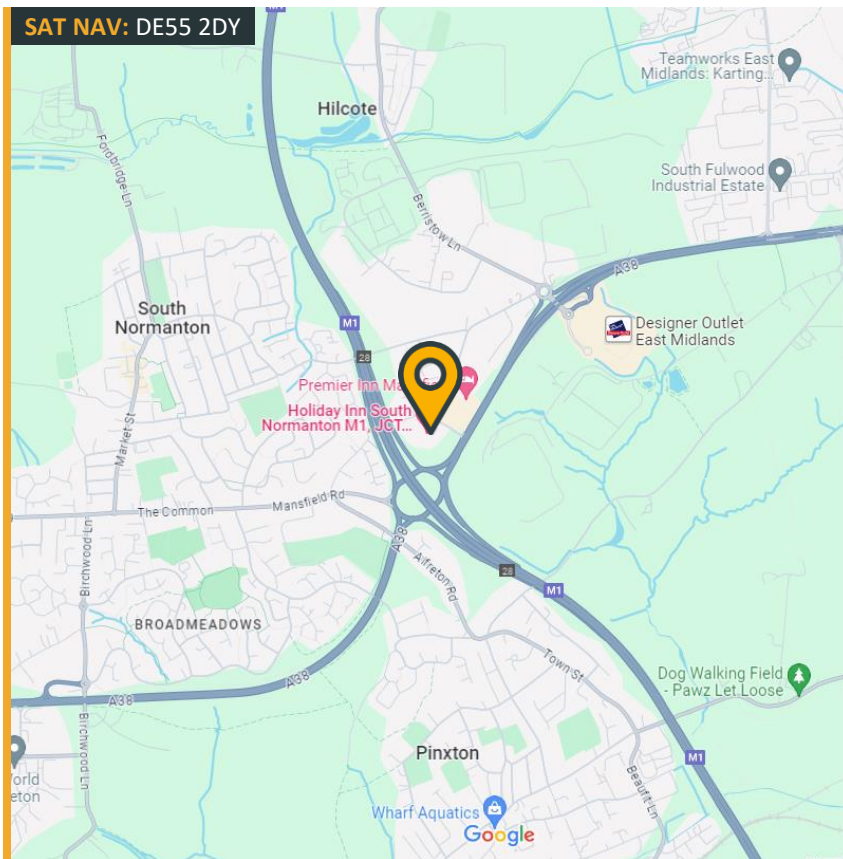


Video



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SAT NAV: DE55 2DY



Price

The freehold is available at a guide price of:

£855,000

(Eight Hundred and Fifty Five Thousand Pounds)

VAT

VAT is payable on the purchase and is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.