



## Technology House, Heage Road Industrial Estate, Heage Road, Ripley, Derbyshire, DE5 3GH

Detached Industrial Unit with Offices and Amenity Space, extending in total to 19,570 sq. ft. / 1,818.8 sqm.  
or thereabouts.

Self-Contained site extending to 1.18-acres / 0.477-hectares, with secure gated access.

Situated in a popular and established trading location, within Heage Road Industrial Estate (IE), convenient  
for the A38 and A610.

For Sale, or available to Let on a new lease.

## Offers in Excess of £1,250,000 or £108,000 pax

### Gadsby Nichols

21 Iron Gate  
Derby DE1 3GP

### Residential

01332 296 396  
enquiries@gadsbynichols.co.uk

### Commercial

01332 290 390  
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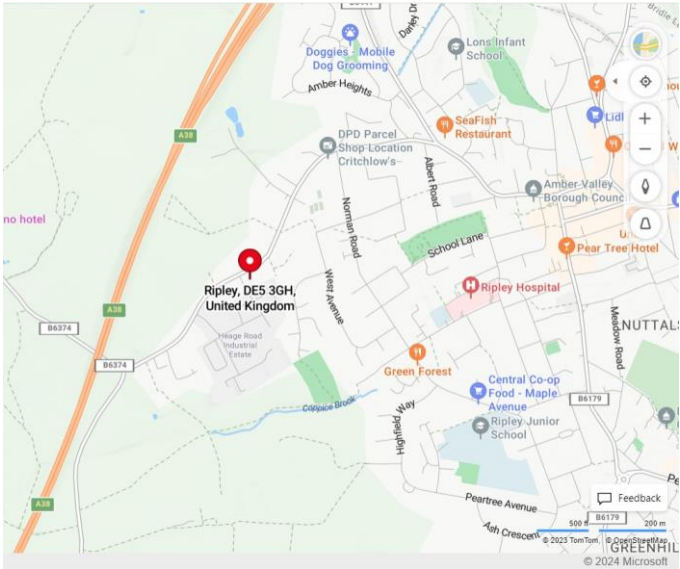


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## LOCATION

Heage Road IE is located approximately 0.5-miles southwest of Ripley town centre. The IE is an established and popular trading location, and is conveniently situated for the A38 and A610, which in turn provide connections to the M1 motorway.



## DESCRIPTION

The property is detached, and is of steel portal-frame construction with steel profile cladding, with four interlinking bays, and integrated two-storey office and amenity area. The property was previously used for the production and distribution of packaging products, and has a substantial electricity supply, providing a mix of production and warehouse space, having concrete floors, three-phase electricity, 5.5m to eaves within 3-bays, and 10m to eaves within the central bay, together with 3-level access loading doors. Externally, there is a good-sized tarmacadam-surfaced yard and circulation area, with compressor house and storage buildings to the rear, which also benefits from covered loading/storage area, and has gated perimeter fencing.

## FLOOR AREAS

### Ground Floor

Reception, Office & Amenity	1,162 sq. ft	108 sqm.
Workshop One	3,486 sq. ft.	324 sqm.
High-Bay Workshop (10m)	3,486 sq. ft.	324 sqm.
Warehouse	4,648 sq. ft.	432 sqm.
Production	5,229 sq. ft.	486 sqm.

### First Floor

Offices	1,076 sq. ft.	100 sqm.
Compressor House	178 sq. ft.	16.5 sqm.
2-Storage Buildings	304 sq. ft.	28.2 sqm.
GIA (or thereabouts)	19,570 sq. ft.	1,818.8 sqm.

The total site area is 1.18-acres/0.477-hectares, or thereabouts.



## PLANNING

We understand that the property has existing and established use rights for B2 and B8 Uses, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

## SERVICES

It is understood that mains electricity, gas, water, and drainage are all connected to the property. There is a substantial electricity supply, with a sub-station on the site, together with three-phase electricity. There is also a substantial gas supply. No tests have been undertaken, and no warranties are given or implied.

## BUSINESS RATES

The property has a rateable value of £54,500 (fifty-four thousand, five hundred pounds).



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## TERMS

The premises are available freehold, at offers in excess of £1,250,000 (one million, two hundred and fifty thousand pounds).

Alternatively, they are also available by way of brand new full repairing and insuring (FR&I) lease, for a minimum term of 6-years, subject to a 3-yearly rent review pattern, at an initial rent of £108,000 (one hundred and eight thousand pounds) per annum exclusive (pax).

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

## VALUE ADDED TAX (VAT)

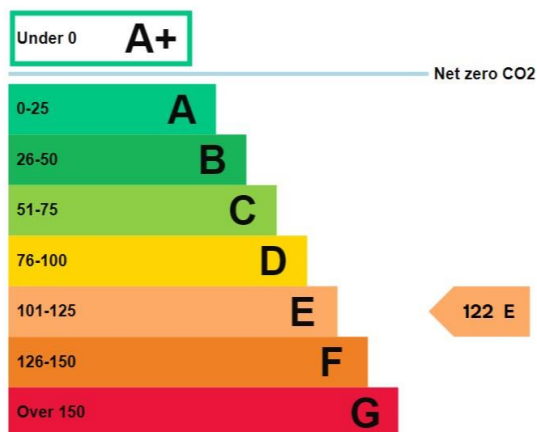
VAT is payable on the purchase price and rent, at the applicable rate.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E122. A copy of the EPC can be made available upon request.

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



## VIEWINGS

Strictly by prior appointment with the sole agents: -

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

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