



Former Albert Looms – Megaloughton Lane, Derby DE21 7ND

BEST AND FINAL OFFERS BY 12.00 NOON THURSDAY 12TH DECEMBER 2024

- Freehold Employment Site For Sale
- Site area approx. 6.99 Acres
- Prominent frontage to A52



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Location

The site is situated on Megaloughton Lane, Just off the A52, some 3 miles to the east of Derby City Centre. The site benefits from immediate access to main arterial routes, providing direct access to J25 M1 via the A52 and J24a M1 via the A6/A50.

Major employers include Rolls Royce, Alstom, Toyota and GXO.

Drive Times

Derby City Centre	3 miles – 8 mins
M1 J25	6 miles – 10 mins
East Midlands Airport	13 miles – 18 mins
Nottingham	12 miles – 25 mins
Leicester	30 miles – 40 mins
Birmingham	50 miles – 55 mins

Description

Employment use site of approximately 6.99 acres (2.428 hectares).

Previously occupied by Albert Looms Ltd as a recycling centre. The site is cleared and largely level surfaced.

There are a number of existing industrial/workshop units on site.

The site is situated in Flood Zone 1.

Planning

The property has long established use as a recycling centre although would be suitable for a variety of industrial/storage uses, subject to planning.

Tenure

The site is available freehold with vacant possession.

BEST AND FINAL OFFERS ARE INVITED BY 12.00 NOON

THURSDAY 12TH DECEMBER 2024. Full details on request

Price

Freehold offers are invited.

VAT

We understand VAT will be payable.

Business Rates

The premises are listed as Scrapyard and Premises with a rateable value of £43,500.



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Legal Costs

Each party to bear their own legal costs incurred.

EPC

An EPC is not required

Viewing

Strictly by prior appoint with the sole agents Innes England

Anti-Money Laundering Policy

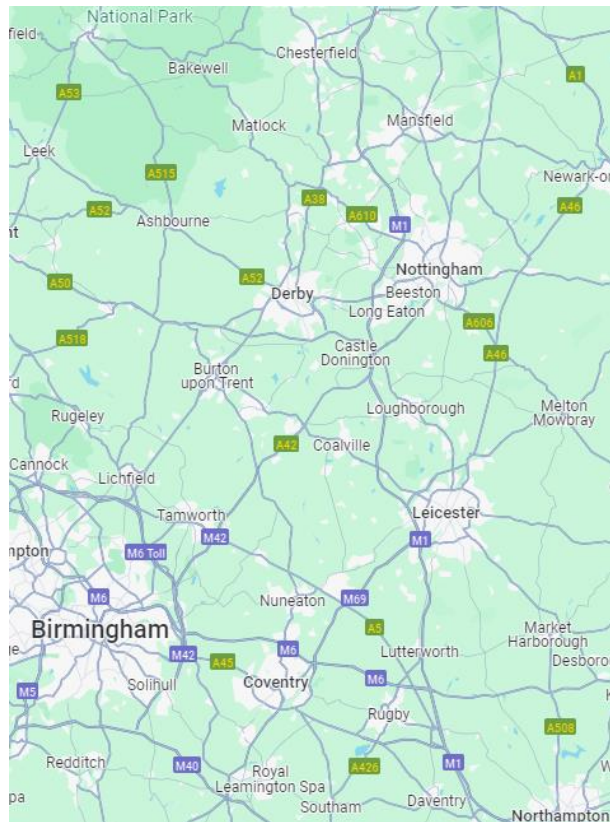
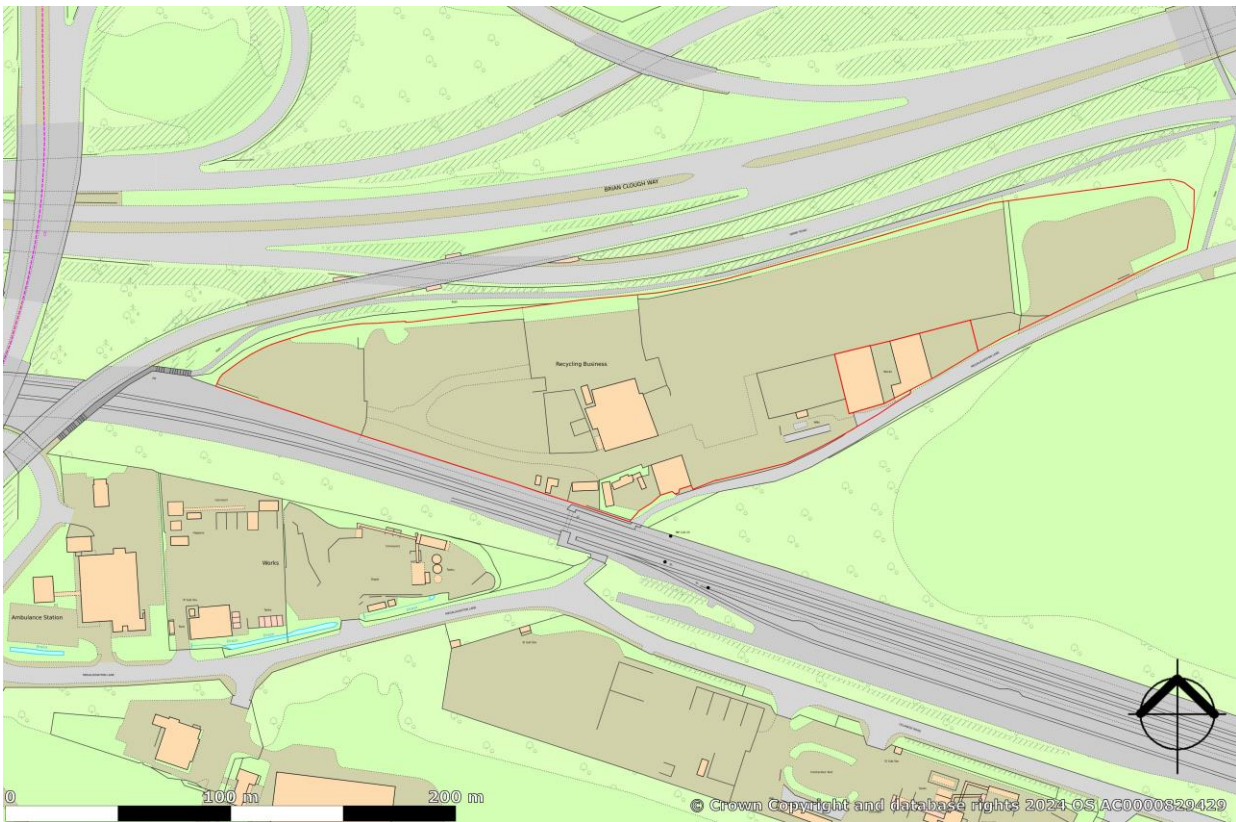
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.



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