

FREEHOLD FOR SALE

FACILITY GIA: 205,124 SQ FT

SITE AREA: 19.76 ACRES

RARE FREEHOLD INDUSTRIAL / DISTRIBUTION OPPORTUNITY WITH EXPANSION LAND

5000 PARK AVENUE | DOVE VALLEY PARK | FOSTON | DE65 5BT



Gordon Brothers[®]

INDICATIVE BOUNDARIES ONLY.

- STRATEGIC MIDLANDS LOCATION ADJACENT TO THE A50
- EXCELLENT ACCESS TO THE A38, M1 AND M6
- SITUATED ON THE ESTABLISHED 200 ACRE DOVE VALLEY PARK INDUSTRIAL AND LOGISTICS ESTATE
- 205,124 SQ FT GROSS INTERNAL AREA WITH 47,412 SQ FT COVERED LOADING CANOPIES
- 19.76 ACRE SECURE SELF-CONTAINED SITE WITH GATEHOUSE ACCESS
- 11KV THREE-PHASE POWER SUPPLY WITH 870kVA IMPORT CAPACITY
- 3 DOCK + 15 LEVEL ACCESS LOADING DOORS
- HIGH BAY ACCOMMODATION WITH 7M AND 14.5M EAVES
- EXTENSIVE FRONT, REAR AND WEST LOADING CANOPIES
- 360-DEGREE HGV CIRCULATION
- EXPANSION LAND / OPEN STORAGE OPPORTUNITY
- SUITABLE FOR MANUFACTURING, LOGISTICS OR DISTRIBUTION
- STRONG SURROUNDING OCCUPIER PROFILE INCLUDING JCB, GXO, MÜLLER AND TOYOTA



HIGHLIGHTS

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THE PROPERTY OCCUPIES A HIGHLY ACCESSIBLE POSITION WITHIN DOVE VALLEY PARK, ONE OF THE MIDLANDS' MOST ESTABLISHED INDUSTRIAL AND LOGISTICS LOCATIONS.

The park extends to approximately 200 acres and is home to a number of major national and international occupiers.

Strategically located immediately adjacent to the A50, the estate benefits from direct connectivity to the A38, providing efficient access north to Derby and south to Birmingham. The location also sits broadly between the M6 (J14) and M1 (J24a), making it well suited to regional and national distribution operations.

Nearby occupiers include JCB, GXO, Müller, Truma, Schwarz Produktion MEG, together with the nearby Toyota Motor Manufacturing UK facility. Rail services are available from Tutbury & Hatton station approximately 2.5 miles away, while East Midlands Airport lies approximately 20 miles to the east.

CURRENT ADJACENT OCCUPIERS:



LOCATION

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CONNECTIVITY



DOVE VALLEY PARK



THE PROPERTY COMPRISES A SUBSTANTIAL DETACHED MANUFACTURING / WAREHOUSE FACILITY PURPOSE-BUILT IN THE EARLY 2000S AND OFFERING HIGHLY VERSATILE ACCOMMODATION SUITABLE FOR A RANGE OF INDUSTRIAL, LOGISTICS AND ADVANCED MANUFACTURING USES.



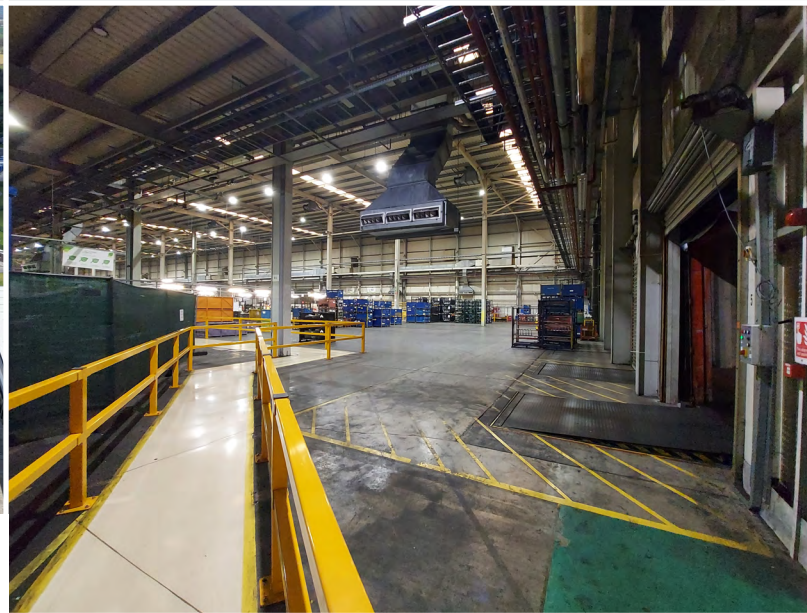
Constructed around two principal warehouse / production bays, the building offers 7m and 14.5m internal eaves heights, with steel portal frame construction, profile clad elevations and translucent roof lights providing strong natural light to the working areas.

The building benefits from extensive loading capability, including 3 dock level loading doors and 15 level access loading doors, with servicing available to all elevations beneath substantial loading canopies. A key operational advantage is the full 360-degree circulation route, allowing excellent HGV movement and yard efficiency.

Two-storey integral offices provide a mix of open plan and meeting accommodation, together with canteen, locker and welfare areas, all accessed via a secure front entrance.

Externally, the site extends to approximately 19.76 acres, with a secure gatehouse entrance and generous dedicated parking.

There is a significant area of expansion land to the east, suitable for building extension, additional yard space or open storage, subject to planning. The park itself benefits from low site cover.



THE PROPERTY

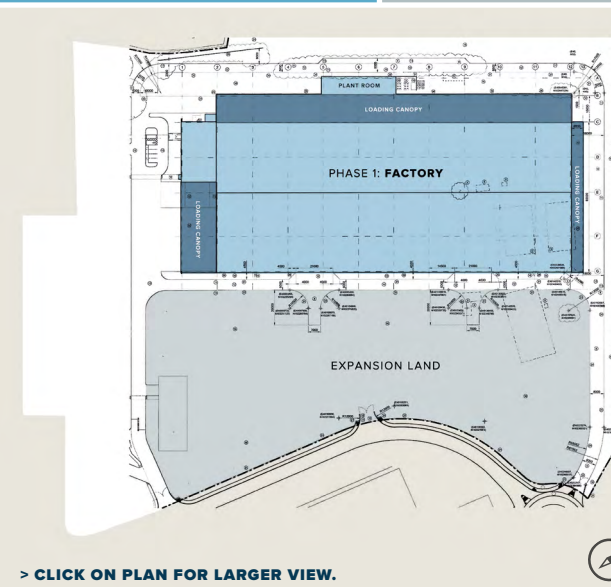
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ACCOMMODATION

AREA	SQ FT
Warehouse/Production: 7m bay	88,186
Warehouse/Production: high bay	98,218
Plant Room	4,260
Ground Floor Offices	7,230
First Floor Offices	7,230
TOTAL	205,124
Covered loading canopies	47,412

SITE PLAN



> [CLICK ON PLAN FOR LARGER VIEW.](#)

SPACIOUS LOADING CANOPIES



FURTHER INFORMATION

SERVICES

All mains services connected including gas, water, drainage and electricity.

The property benefits from a substantial 11kV three-phase electrical supply with 870kVA import capacity, supporting high power manufacturing, warehousing and automated logistics operations.

Interested parties are to rely upon their own enquiries.

TENURE

Freehold under title **DY38526**.

EPC

Rating: D(96)

BUSINESS RATES

Rateable Value: £1,220,000.

PRICE

Offers invited.

VAT

The property's VAT status is currently under review. VAT may be payable in addition to the purchase price.

VIEWING

Strictly by appointment through the sole agent, Gordon Brothers. To arrange a viewing, please use the contact details shown overleaf.

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**FOR FURTHER DETAILS,
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PUBLICATION DATE: MAY 2026



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