

# FOR SALE OR TO LET

CELEBRATING  
**30** YEARS | **OF PROPERTY  
CONSULTANCY**

The Boat House, Tomlinson Business Park  
Woodyard Road, Foston  
Derbyshire DE65 5BU



**Price : £1,100,000 / Rent: £65,000 p.a.x plus VAT**

- Approximately 721.46m<sup>2</sup> / 7,762 sq ft (gross internal).
- Incorporating two storey office and amenity accommodation.
- Eaves height 7.50m / 24'.
- Site area 0.21 hectares (0.53 acres) with tarmac surfaced servicing and parking facilities.
- Adjacent to the A50 trunk road providing access to all major regional centres and the national road network.



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## Location

The site is situated to the rear of the Business Park facing the service road. Dove Valley Park which comprises a mixture of warehouse, industrial and office occupiers is adjacent and which is home to JCB, ATL, Futaba and GXO Logistics. The A50 interchange is also adjacent which provides access to the A38, M1/M6, national motorway network and all major regional centres.

## Description

The premises were constructed in 2018 and occupy a site of approximately 0.21 hectares (0.53 acres).

A detached building with a workshop of steel portal framed construction with a full height insulated, profile, steel clad infills which also extend to the roof with the latter incorporating translucent lights. The base is sealed concrete, there are two electrically operated roller shutter services doors to the front and side elevations, the former being 5.30m in height by 4.50m width and the one to the side 3.60m in height and 3.95m width. There is a personnel access door adjacent to the service door on the front elevation with access points to the office and amenity area, a steel staircase to the first floor of the latter, the rear joiner's workshop is of similar construction to the main building but with a sloping roof and internal timber panelling. There are power points, hand tool sockets, LED lighting, crane rails (height approximately 5.40m) and the height to eaves is approximately 7.50m. The maximum working height to the joiner's workshop is approximately 4.40m and there is also ducting to this area.

The self contained office and amenity accommodation is of insulated, steel, composite panelling with powder coated, steel framed, double glazed window and door units, perimeter power and service trunking, spot and LED lighting with suspended ceilings to part with diffused LED facilities.

Externally is an EV charging point and there is steel post and mesh security fencing to the north and east perimeters of the site.

In addition there are also security gates at the entrance to the Business Park.

## Accommodation

Workshop :	428.90m <sup>2</sup> / 4,614 sq ft
Joiner's Workshop :	88.56m <sup>2</sup> / 952 sq ft
<b>Total :</b>	<b>517.46m<sup>2</sup> / 5,566 sq ft</b>

## Office & Amenity Accommodation

Ground Floor :	102m <sup>2</sup> / 1,098 sq ft
First Floor :	102m <sup>2</sup> / 1,098 sq ft
<b>Total :</b>	<b>204m / 2,196 sq ft</b>

**Overall Total Approximately : 721.46m<sup>2</sup> / 7,762 sq ft (Gross Internal).**

The ground floor of the office and amenity accommodation comprises an engineer's office, male/female and disabled toilet facilities, a staff room and reception. At first floor level is a private office, lobby (with access to the steel stairs to the ground floor) and an open plan office which is currently used as a work room.



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## Craneage

There are two, SWL 20,000 kgs cranes which are available for purchase by separate negotiation.

## Services

All mains services (including 3 phase electricity 100 amps per phase) are connected to the premises and there is a Smiths industrial heater to the joiner's workshop. Heating to the office and amenity accommodation is provided by gas fired central heating radiators serviced by way of a Baxi boiler which is located in the workshop.

There is emergency lighting and a fire alarm system in place. In addition there are also external security lights.

## Rates

Rateable Value : £30,250

(South Derbyshire District Council).

## Energy Performance Certificate

The property has an energy performance rating of Band A.

A copy of the energy performance certificate is available upon request.

## Terms

### Freehold

£1,100,000 for the freehold interest with vacant possession.

### Lease

Alternatively the premises are available on a full repairing and insuring lease which will be subject to upward only rent reviews at three yearly intervals.

### Rent

£65,000 per annum exclusive. The rent is to be paid quarterly in advance by standing order.

## Value Added Tax

The sale price and rent will be subject to value added tax.

## Service Charge

The service road (Innovation Way) is not adopted and therefore a service charge is payable annually by the respective occupiers in connection with the maintenance and repair of the road and which is approximately £1,000 per annum.

## Rent Deposit Agreement

In the event of a letting, the Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.



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## References

In the event of a letting the Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees

## Legal Costs

In the event of a sale or letting each party are to bear their own legal costs incurred in the transaction.

## 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 Purchaser/Lessee.

## Viewings

Viewings strictly via prior appointment with the joint agents:-

### Salloway:

**Tel:** 01283 500030  
**Email:** burton@salloway.com

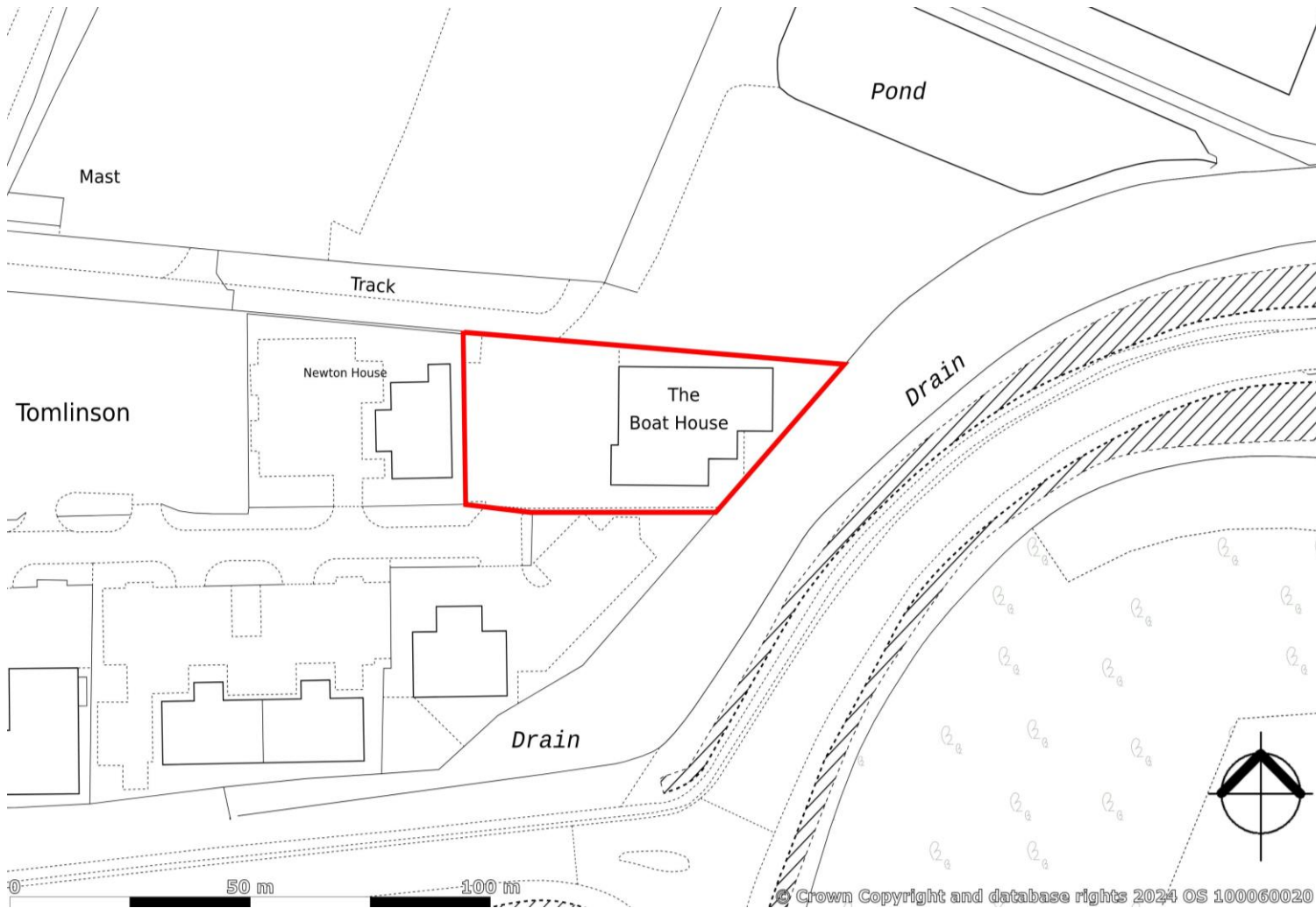
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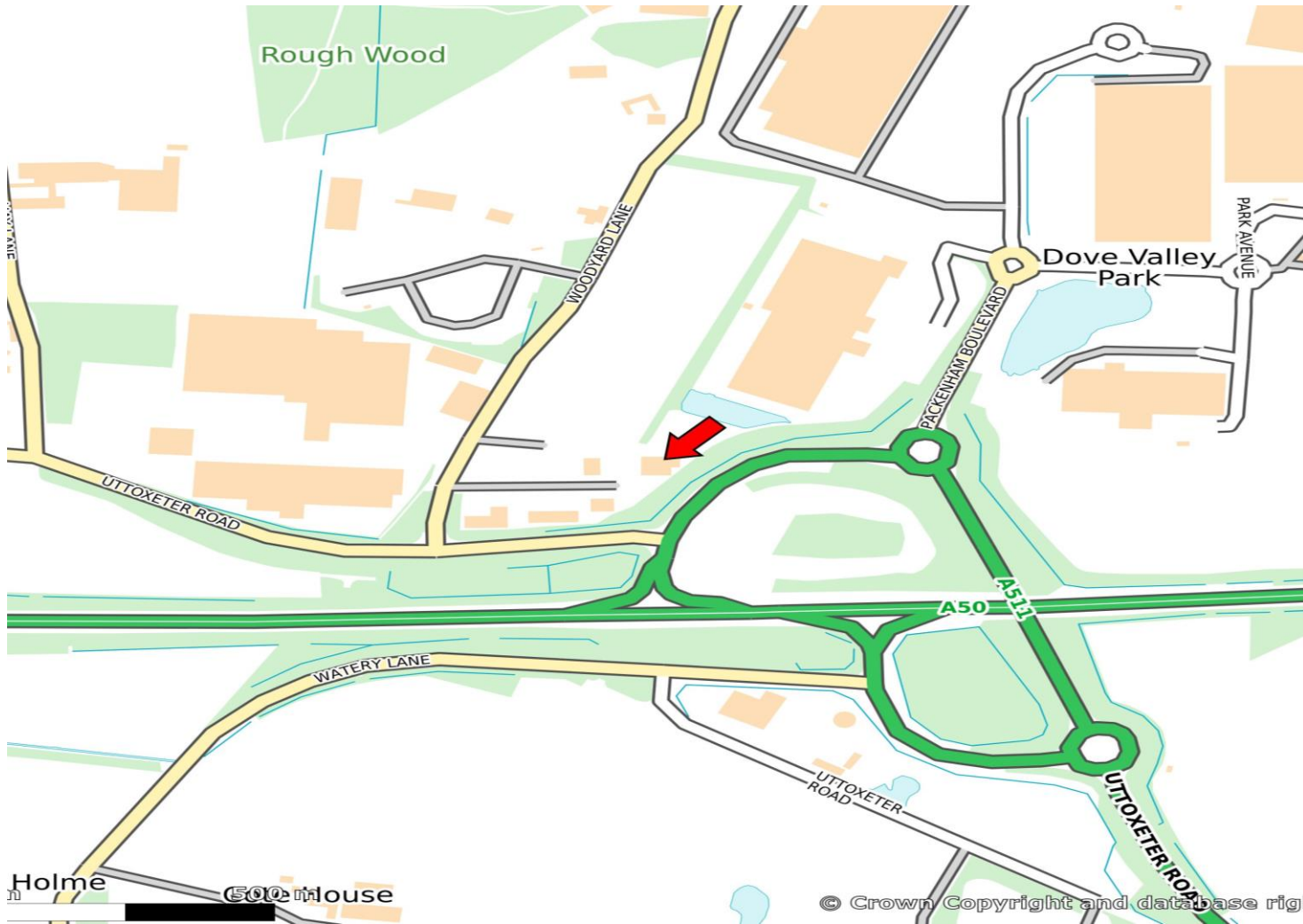
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