

FOR SALE

Industrial/Warehouse Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 1 & 2 The Sidings, Duffield Road Industrial Estate,
Little Eaton, Derbyshire DE21 5EG



Freehold: Offers in the region of £895,000

- Total Gross Internal Area of 1,009.94sq.m. / 10,870sq.ft.
- Minimum Clear Internal Height of 4.6m to eaves.
- Enclosed side yard area.
- Ample loading and parking provisions.
- Potential to split to provide two separate units.
- Established industrial location.



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Location

Little Eaton is predominantly a residential commuter village just north of Derby, close to the adjacent village of Breadsall.

The village benefits from convenient access to the national road network due to its immediate proximity to the A38, which links with the A61 and the A52 to the south and Junction 28 of the M1 to the north east.

The property is located on Duffield Road Industrial Estate, an established industrial location to the south west of Little Eaton, close to the A38 and approximately 4 miles to the north of the City of Derby.

Description

The subject property comprises a modern detached two bay industrial unit which is of steel portal frame construction with facing brick lower elevations and profile clad upper elevations inclusive of double-glazed windows, surmounted by a pair of pitched sheet roofs.

Internally, the property comprises two separate workshop bays which are interconnected towards the rear and each benefit from their own loading doors to the front elevation.

When viewed from the front, the right-hand bay is open plan and provides quality workshop accommodation benefitting from a concrete floor, blockwork and insulated cladding walls, gas fired workshop heaters, strip lighting, automatic loading door measuring 5.0m wide by 3.9m high and a minimum working height of approximately 4.6m to the underside of the eaves haunch.

The left-hand bay is similar but has a loading door measuring 3.4m wide by 3.3m high and a minimum working height of approximately 4.9m to the underside of the eaves haunch and also incorporating a two-storey office block towards the front.

In terms of specification, the property is fitted out to a high standard throughout, with the office block's accommodation comprising carpet floor tile coverings, painted plastered walls and suspended ceilings inclusive of inset LED light units.

Externally, to the front of the building there are parking provisions along with loading space directly in front of the unit. To the side of the building there is also an enclosed yard area suitable for storage or parking.

Accommodation

The property comprises:

Right Hand Workshop:	345.43 m ² / 3,718 sq.ft.
Left Hand Workshop:	341.34 m ² / 3,674 sq.ft.
Left Hand Office (GF):	163.91 m ² / 1,764 sq.ft.
Left Hand Office (FF):	159.26 m ² / 1,714 sq.ft.

Total Gross Internal Area: 1,009.94 m² / 10,870 sq.ft.

Enclosed Side Yard Area: 522.17 m² / 0.13 acres

Services

It is understood that all mains electricity, gas, water and drainage are connected to the property.

Planning

The property is understood to benefit from Use Class B2 (Industrial) and B8 (Storage and Distribution) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757).

Interested parties are advised to confirm any planning related queries with the Local Planning Authority.



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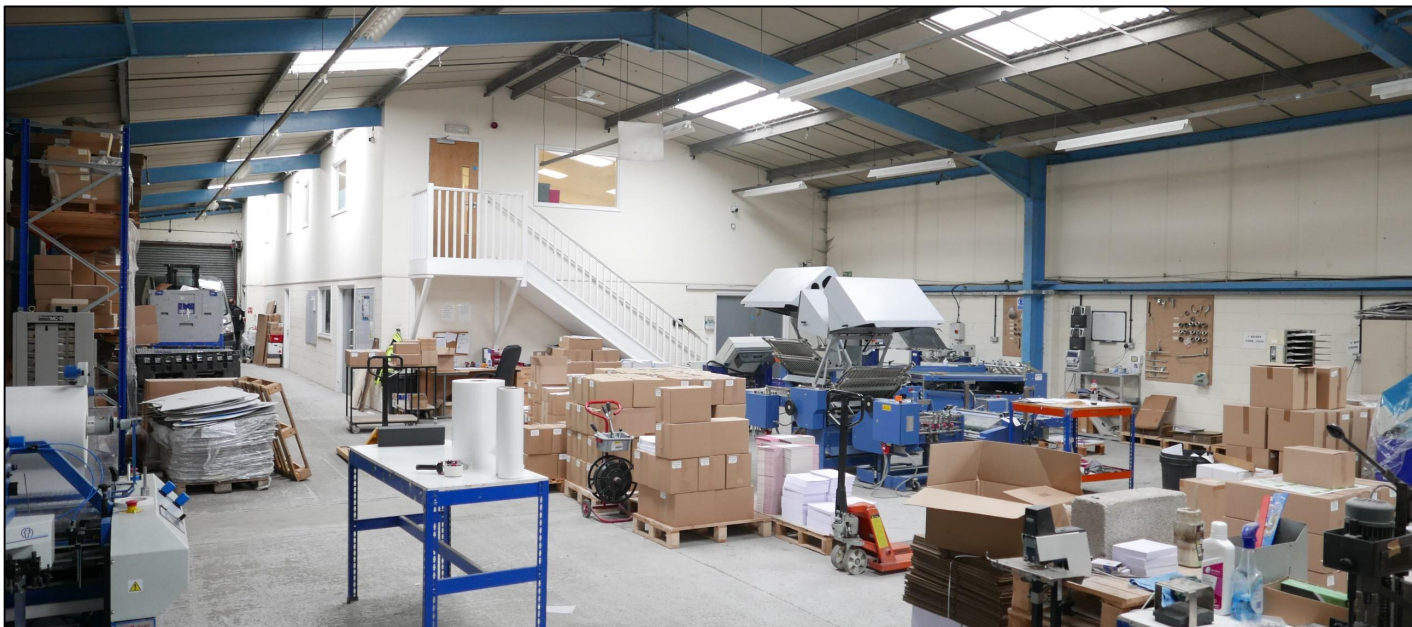
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Price

The property is available to purchase, with freehold offers invited in the region of £895,000.

VAT

VAT is applicable on the transaction at the prevailing rate.

Business Rates

We understand the property has the following rateable value:-

Workshop and Premises - £30,750

Energy Performance Certificate

The property has an energy performance rating of D-79.

Legal Costs

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

Further Information and Viewings

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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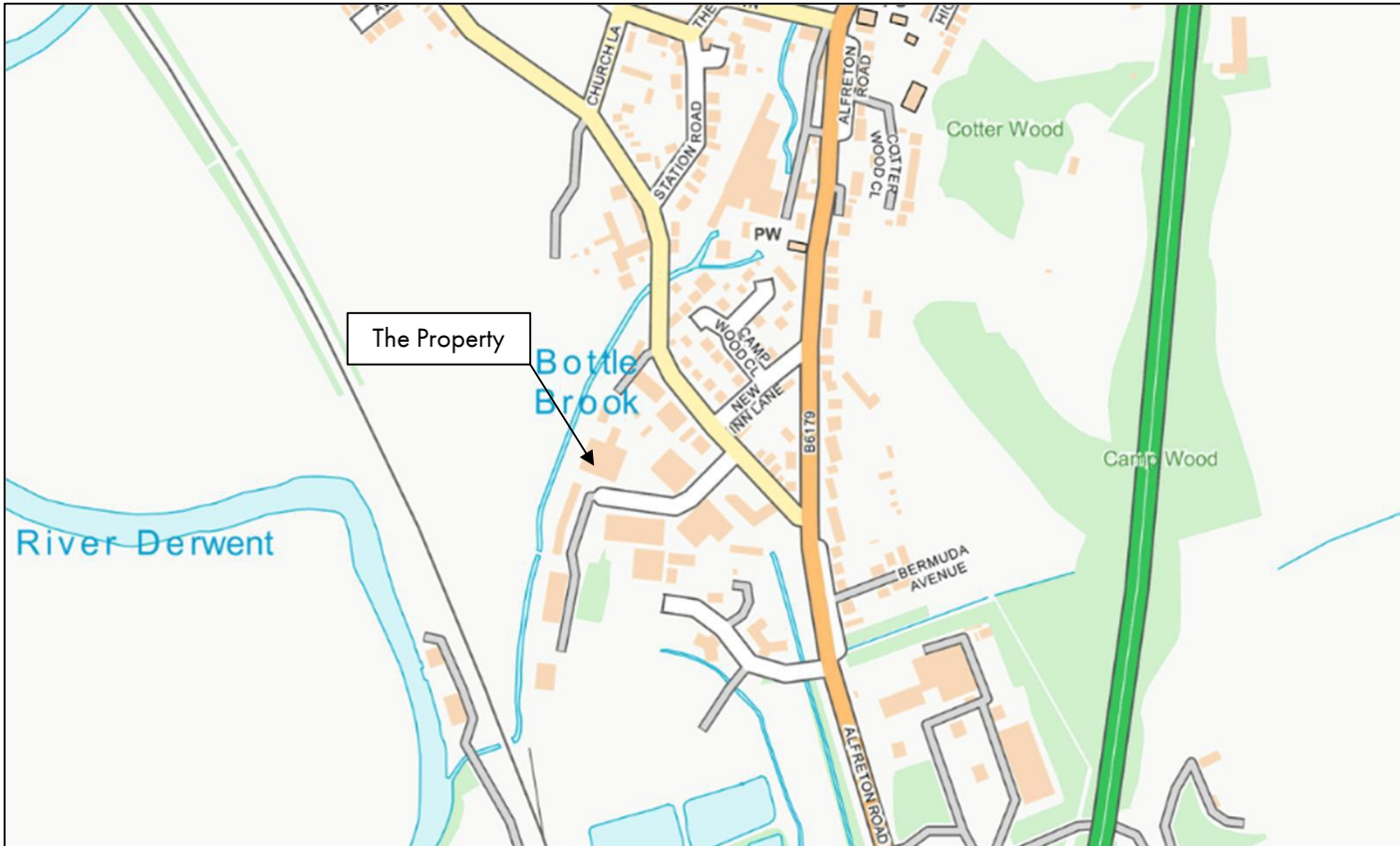
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SALLOWAY



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