



INDUSTRIAL / LAND / OPEN STORAGE FOR SALE

CHARNWOOD FOREST BRICKWORKS

Old Station Close, Shepshed, Nr Loughborough, LE12 9NJ

SELF-CONTAINED SITE FOR SALE, COMPRISING OF 54,854 SQ. FT OF
WAREHOUSE, WORKSHOP AND OFFICE SPACE SITUATED ON 4.42 ACRES.

NEWMARK
For Sale

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Summary

Business Rates	Parties to make their own enquiries through the local authority.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The total building area is 54,854 sq. ft (breakdown of areas can be provided on request).

The site area totals 4.42 acres.

The property is a former brick works that comprises of a purpose-built factory, with various extensions and additional ancillary buildings. The land adjacent the factory and the yard areas are primarily surfaced with concrete and asphalt. To the south of the site is a mix of landscaping / woodland lies, and there is a narrow concrete surfaced road which bounds the western edge of the factory site and provides direct access onto the A512. We believe this is shared access with the neighbouring occupiers. There is a small lagoon situated within the wooded area on the southern boundary of the property, which we understand acts as an overflow for the quarry on the opposite side of the A512 and is drained into public drains running underground.

The site is available on a freehold sale basis.

A building or groundworks survey has not been undertaken. All interested parties / a purchaser will need to do their own due diligence on the site.

Location

The former brick factory is located immediately north of the A512, approximately 1 mile west of Junction 23 of the M1 Motorway, benefiting from excellent access to the wider motorway network. The site has vehicular access to the A512, however the previous owner occupier accessed the site from the north-west, off Old Station Close. The site is situated within an industrial area to the south of Shepshed, it is an established employment area, with neighbouring businesses including Travis Perkins, Parker Meggitt, Cross & Sansam, Bradgate Containers and Screwfix.



Viewing & Further Information

Emily Pearson

07387134126
emily.pearson@nmrk.com

Francesca Hodson

+44 121 616 4829 | +44 750 397 3865
francesca.hodson@nmrk.com





