



# TO LET

## PLOT 1, LITTLEWELL LANE

STANTON-BY-DALE, DERBYSHIRE  
DE7 4QW

510.94 sq m **(5,494 sq ft)**

Hybrid light industrial unit

- 30 on-site car parking spaces
- Fully secure and gated site
- 5.6m eaves
- 10 minutes from J25 of the M1
- Undergoing refurbishment



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

AVAILABLE  
Q4, 2026





## LOCATION

The property is located on Littlewell Lane adjacent to the highly successful Stanton Forge development. This is an established industrial and distribution location, popular with a wide variety of occupiers.

It is conveniently located and only a 10 minute drive from Junction 25 of the M1 motorway.

## DESCRIPTION

Plot 1 is a detached, light industrial property providing two-storey office accommodation to the front, with warehousing and production space to the rear. It sits in an elevated position within a fully fenced and gated site, with direct access on to Littlewell Lane.

There is a tarmac-surfaced forecourt parking area with marked spaces for up to 30 cars. The property as a manually operated steel roller shutter loading door (5.25m wide x 4m height). The property has an eaves height of 5.6m.

## ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

|                      | SQ M           | SQ FT        |
|----------------------|----------------|--------------|
| Ground Floor Offices | 130.94         | 1,408        |
| First Floor Offices  | 118.76         | 1,277        |
| Warehouse            | 261.23         | 2,809        |
| <b>TOTAL GIA</b>     | <b>510.94</b>  | <b>5,494</b> |
| Site Area            | 0.132 hectares | 0.327 acres  |

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 117 falling within Band E.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Please contact the marketing agents for additional details.

## TENURE

The property will be available to let by way of a new full repairing and insuring lease from Q4, 2026.

## RENT

**£44,000 per annum.**

## VAT

VAT will be applicable to the rent, charged at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

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



### SUBJECT TO CONTRACT

Viewing: By prior appointment  
with the sole agents.

### CHARLOTTE STEGGLES

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.