

Rent!

Units From 3,560 sq ft To 43,712 sq ft

From 330 sq m (3,560 sq ft)

- End of terrace, double bay warehouse
- Can be split into a range of units sizes or available as a whole
- 6m eaves rising to 8m at the apex
- Consideration given to Leisure Uses such as Padel
- 1.2 miles from J25 of the M1

From £7.50 per sq ft



Location

The property is situated within Sandiacre which is a popular town in the Erewash district of Derbyshire, approximately 5.5 miles east of Nottingham and 9.5 miles west of Derby.

The property is situated within the Mark Street Industrial Estate which is directly accessed off Station Road (B5010) and is the main road through Sandiacre leading to Stapleford.

The property is located 1.2 miles southwest from J25 of the M1 motorway and is visible from the A52 (Brian Clough Way).

Nearby occupiers include DX Network Services and My Furniture.

The Property

The property forms the end two bays of a substantial storage and distribution building situated on Mark Street in Sandiacre.

The two bays are prominent to Mark Street and can be offered as a whole or subdivided into various units sizes from 3,560 sq ft.

Internally, the building offers an extensive warehouse accommodation which is capable of being subdivided.

Internally, the specification affords LED lighting, sprinkler system, gas air blowers and there are four full height loading doors with two on the front and two on the rear of the building.

Within the warehouse there are currently two storey offices providing working open plan working areas, a range of meeting rooms with a kitchen and WC facilities.

The warehouse could be suitable for a range of uses and in particular a Padel Centre as the minimum eaves height is approximately 6m with 8m's to the ridge.

Externally, the individual bays have front loading and car parking with an approximate service yard depth of 20m.

Accommodation

	SQ M	SQ FT
Proposed Unit 1	1,144.53	12,320*
Proposed Unit 2	780.36	8,400
Proposed Unit 3	380.89	4,100
Proposed Unit 4	380.89	4,100
Proposed Unit 5	330.72	3,560
Proposed Unit 6	380.89	4,100
Proposed Unit 7	380.89	4,100
TOTAL:	3,779.17	40,679

*Plus additional first floor offices of 1,582 sq ft.

Terms

The property is to be let by way of a new lease for a minimum term of five years.

Business Rates

The upon completion of separation works the units would need to be separately assessed for rating purposes.

VAT

VAT is applicable to the rent and service charge.

Service Charge

A service charge will be levied in respect of the running, maintaining and upkeep of the shared external areas and the approximate service charge budget is approximately £13,313 per annum (30p per sq ft)

Planning

It is our understanding that the property has an established planning consent for the following:-

E: (Commercial Business and Service) Offices
B8: (Storage and Distribution)

Interested parties must satisfy themselves with the current planning consent.

EPC

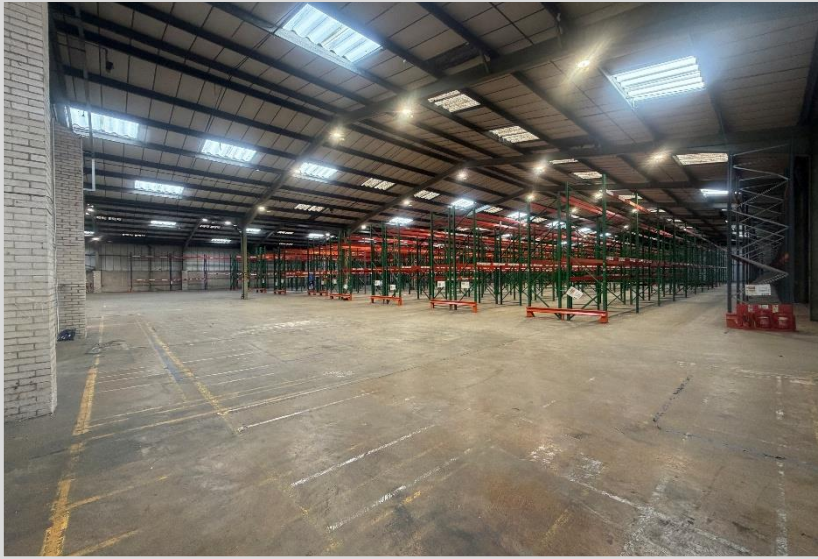
D-79

AML Legislation

HEB and Omeeto will be required by law to undertake identity checks and provide confirmation of the tenant's entity in parallel with financial terms being agreed.

Rent

From £7.50 Per Sq Ft



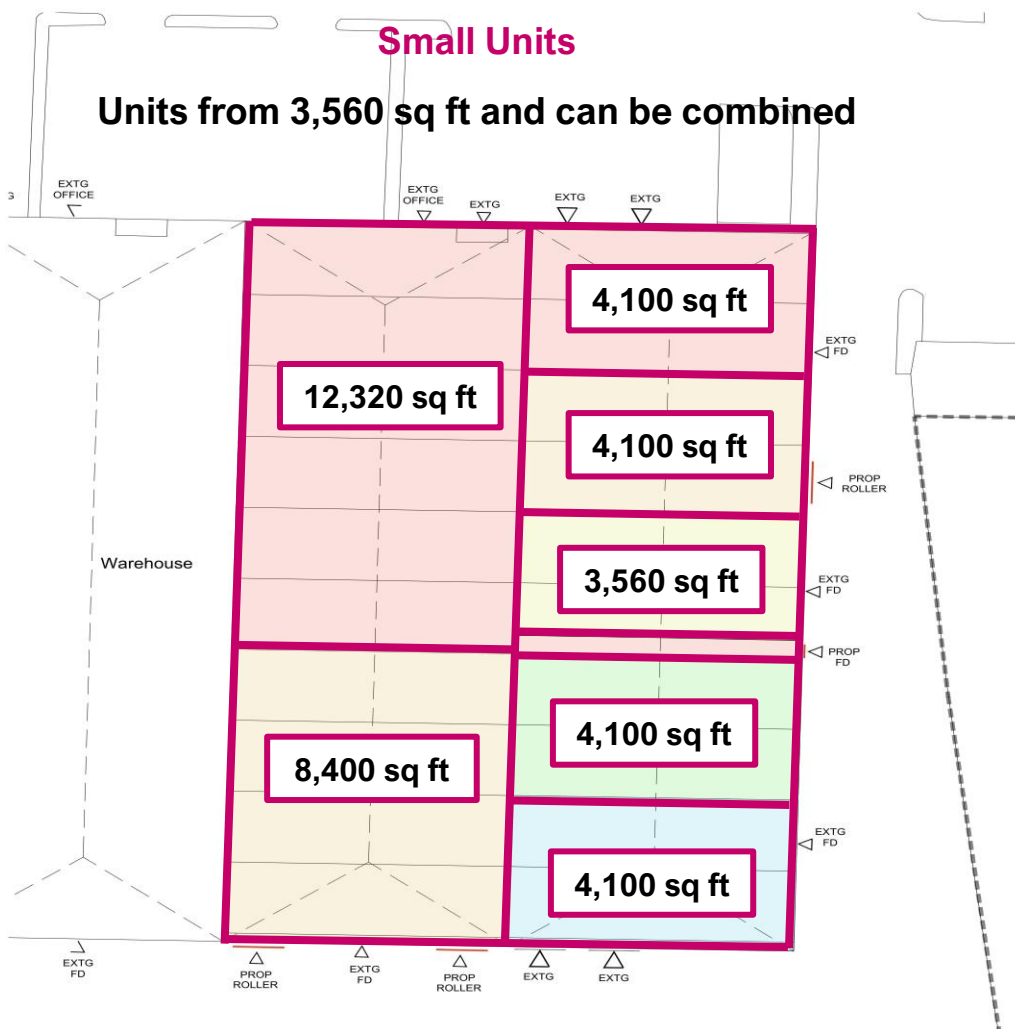
Indicative Layout Options



INDICATIVE FRONT ELEVATION
Scale: 1:100

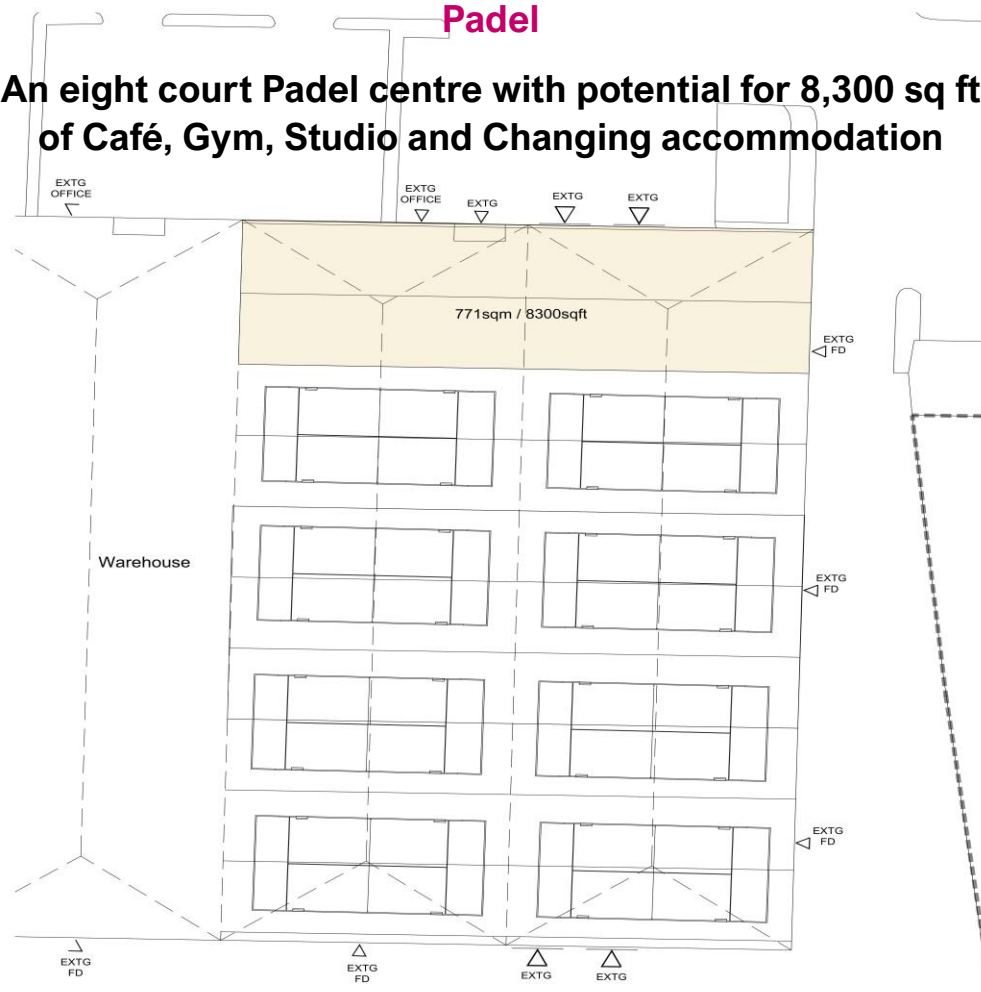
Small Units

Units from 3,560 sq ft and can be combined



Padel

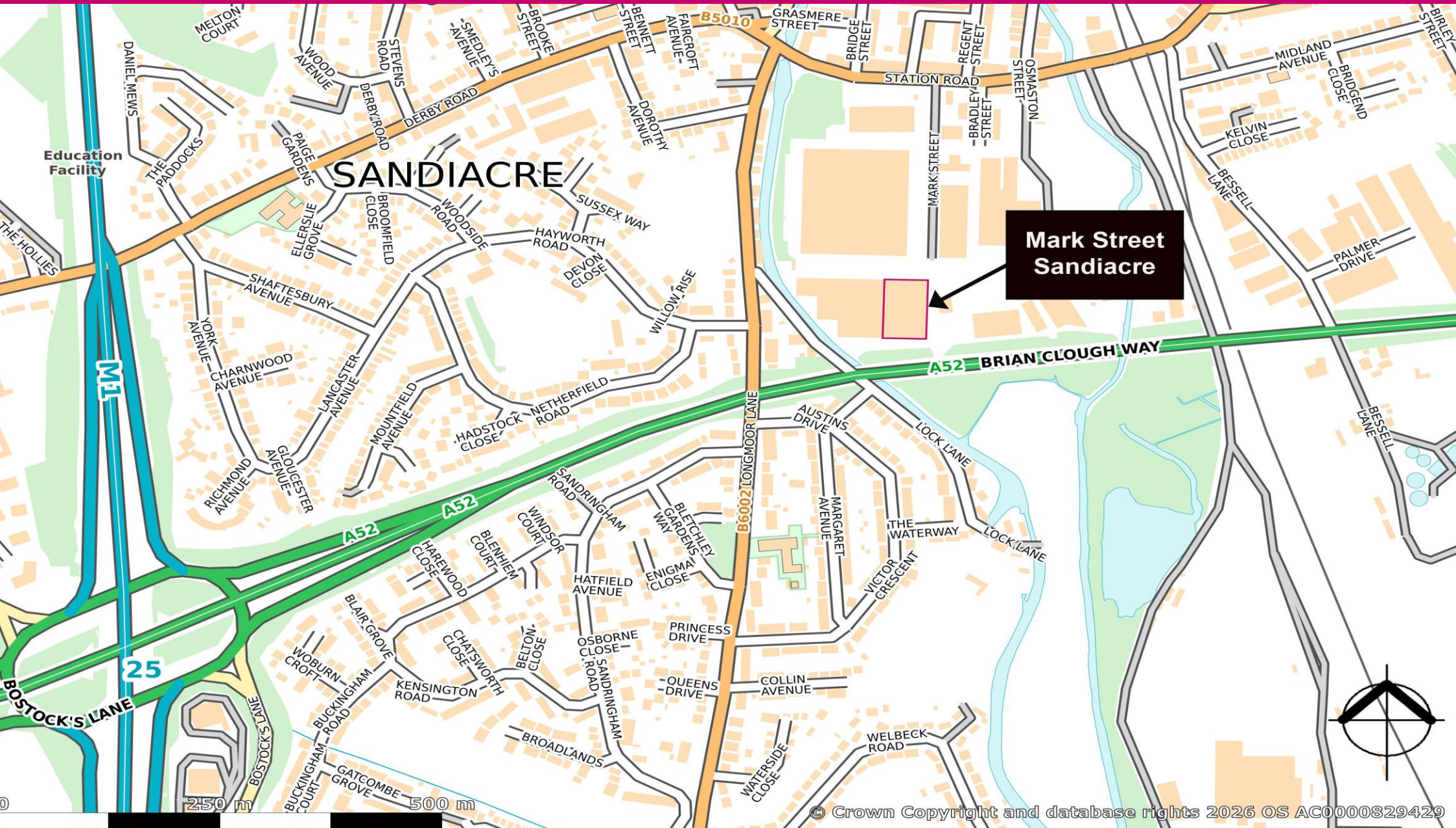
An eight court Padel centre with potential for 8,300 sq ft of Café, Gym, Studio and Changing accommodation

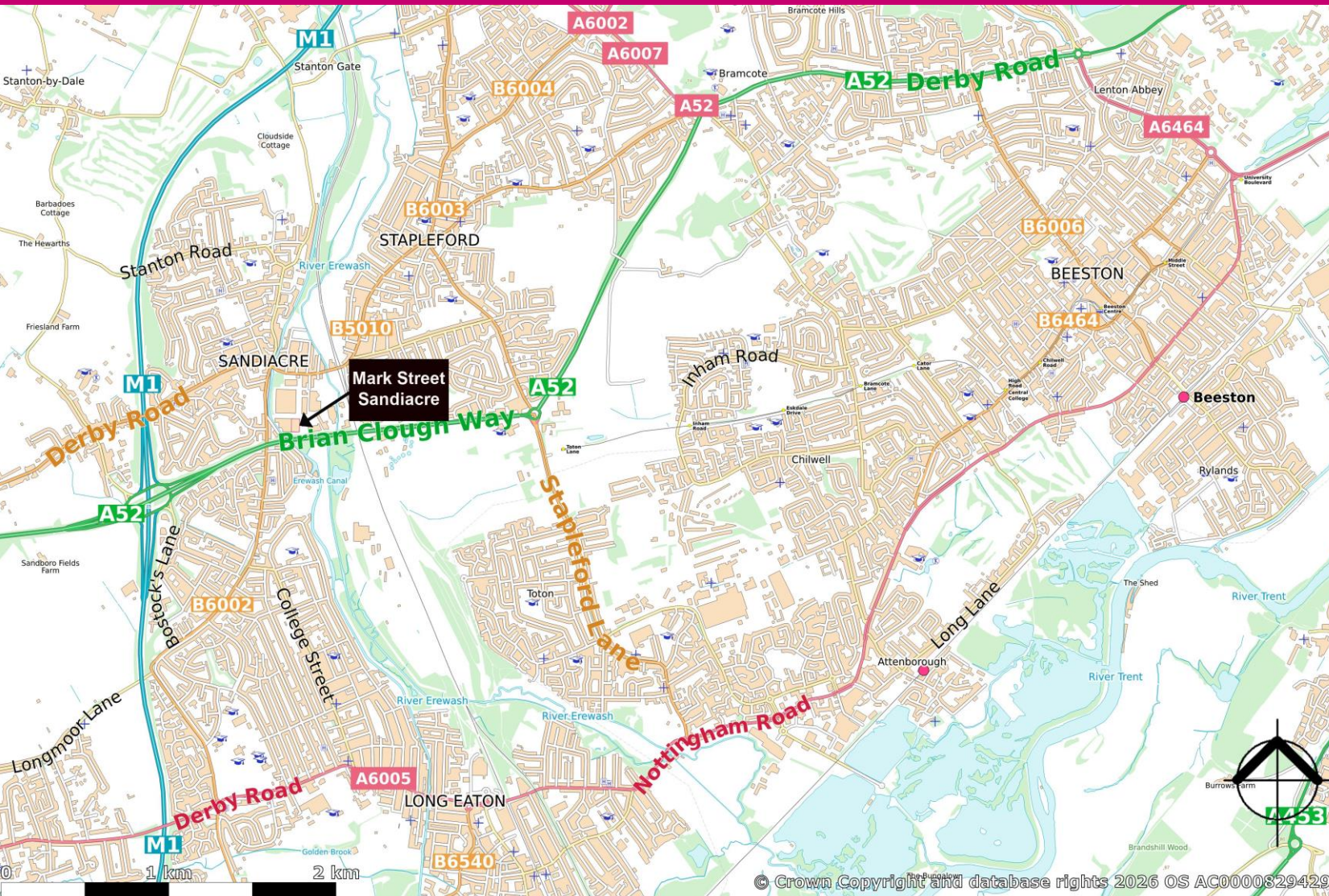












For further information or
to arrange a viewing
please contact:-

Will Torr
heb Chartered Surveyors
07866 716 974
wtorr@heb.co.uk

heb
Chartered Surveyors

Chris Wright
Omeeto
07471 072 799
chrisw@omeeto.co.uk



heb Chartered Surveyors

Canalside House, 6 Canal Street
Nottingham NG1 7EH

0115 950 6611 | info@heb.co.uk

heb.co.uk

Misrepresentation Act:

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.