



# HEANOR ROAD

ILKESTON | DERBYSHIRE | DE7 8DR

UNIQUE FACTORY COMPLEX WITH REDEVELOPMENT POTENTIAL  
0.73 HECTARE (1.83 ACRE) SITE

FOR SALE  
/ MAY LET

## LOCATION

The properties are located on Heanor Road (A6007) in Ilkeston town centre. Ilkeston is approximately 10 miles to the north of Derby and 8 miles west of Nottingham. The town is adjacent to the M1 Motorway and lies midway between Junctions 25 and 26 with the latter being a 15 minute road journey from the town centre.

This location is no longer viewed as favourable for industrial occupancy which is focussed on the town's principal industrial estates.

The properties are located to the north of the town centre directly adjacent to the A6007 which is the principal highway into the town centre. The surrounding area provides a mix of commercial and residential occupancy.



## FACTORY COMPLEX & RESIDENTIAL DWELLING

The Weleda complex comprises the main building providing warehouse, production, office, laboratory, administration, pharmacy and retail sales areas. To the right hand elevation of the main building adjacent to the principal car park, is a detached residential dwelling house .

The main building is a former cultural and society centre built by a local philanthropist at the turn of the last century, which has subsequently been converted to a school building before being acquired by the occupying company in 1978 for commercial use. The original building has subsequently been comprehensively redeveloped and extended.

The ground floor of this building is predominantly devoted to the production and storage of homeopathic pharmaceutical products . The first and second floors of the main building provide mainly cellular office accommodation with supplementary laboratory testing areas. The office accommodation is heated by a gas fired central heating system and a number of offices are air conditioned.

In 2000, the underground car parking was converted to provide additional storage. Principal loading is to the rear of the property via a loading dock with an electronically operated roller shutter door.

To the rear of the main building is the second phase of the development built circa 2006 in an unconventional layout over basement, ground, first and second floors connected to the original complex at second floor level by means of an enclosed link structure. This building provides warehousing to the basement area with climate controlled sample storage area.

A steel concertina loading door provides access to a 1,500 Kg lift servicing all floors via an internal loading bay. The first and second floors provide predominantly open plan office accommodation. The office areas are air conditioned.

Adjacent to the main staff car park is a detached three bedroom house dating from the 1950's, and is used by Weleda to accommodate staff when visiting from abroad.



## EDITH LEWIS HOUSE & THE GARDEN ROOM

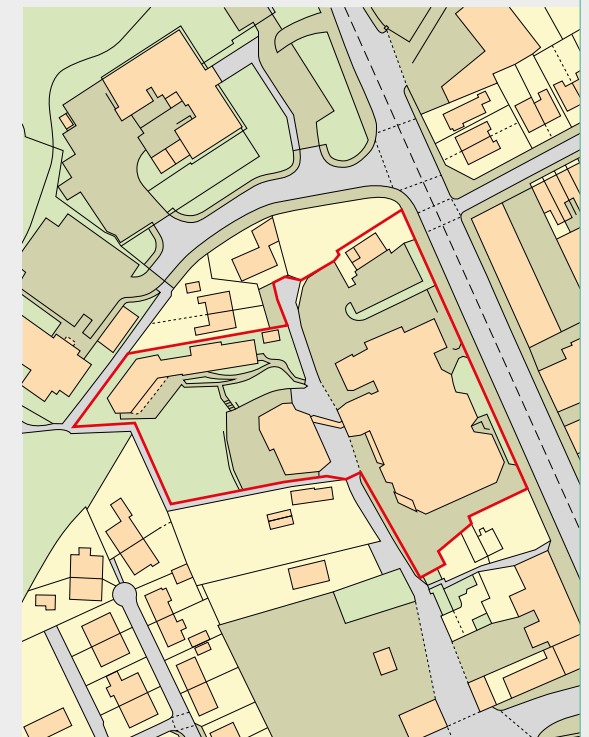
The property lies to the rear of the main Weleda factory complex within an attractive landscaped setting. We estimate that the original element of the property dates from the 1920's/30's constructed of solid brick elevations under a pitched tiled covered roof. At ground floor level it provides a series of consulting rooms, private offices and a meeting hall with raised stage area.

The first floor accommodation is built within the high pitched eaves of the roof and provides a further series of private and general offices.

Approximately 15 years ago this property was extended with the provision of what is known as "The Garden Room". This building is of steel framed construction with cavity brick and blockwork elevations under a pitched tile covered roof. Across the entire frontage are a series of double glazed timber casement sixfold doors.

## ACCOMMODATION

	sq m	sq ft
<b>Main building</b>	2,416.14	26,008
<b>Rear building</b>	545.07	5,861
<b>House</b>	72.72	782
<b>Total</b>	<b>3,033.93</b>	<b>32,651</b>
<b>Overall site area</b>	<b>0.73 Hectares</b>	<b>1.83 Acres</b>





## VIEWING

Via sole agents

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## TENURE

Freehold with vacant possession. Consideration may be given to the letting of the complex as a whole or the substantial component parts.

## ANTI-MONEY LAUNDERING

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

## PRICE

Offers are invited on both an unconditional and conditional basis.

## RENT

Bespoke rental packages will be provided on application.

## EXISTING USE

The property has an established B1/B8 Light industrial use.

## LEGAL COSTS

Each party will bear their own legal costs.

## PLANNING PERMISSION

Offers will be considered that are subject to a change of use for alternative development. All parties must make their own enquiries of the Local Planning Authority regarding any such application prior to submitting any offer.

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not 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. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only. November 2024 carve-design.co.uk 15589/7