

FOR SALE / TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH SECURED GATED YARD WITHIN 1 MILE OF JUNCTION 28 OF THE M1 MOTORWAY

CVH, Carter Lane East, South Normanton, DE55 2DY



Key Highlights

- Warehouse, workshop, and office accommodation
- Secure fence gated yard
- 0.40 acre site area and 0.18 acre yard
- Three level access electric roller shutter loading doors
- LED warehouse lighting and new fire alarm
- From 2,253 sq ft - 8,937 sq ft
- HEADLINE RENT only £4.75 per sq ft - £8.50 per sq ft, dependent on size
- FOR SALE - offers in the region of £1,150,000

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

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LOCATION

The property occupies a convenient position on Carter Lane East, just off Junction 28 of the M1 motorway, at its intersection with the A38.

DESCRIPTION

The property comprises an industrial / warehouse unit providing clear span warehouse and workshop accommodation, capable of sub-division, with offices, WC's and kitchen facilities. The property benefits from three phase power and a newly installed fire alarm.

The specification includes:

Warehouse

- 1 level access electric roller shutter loading door
- Minimum eaves height 3.36m rising to 5.07m
- LED lighting
- Space heater
- Mezzanine

Workshop / Warehouse

- 2 level access electric roller shutter loading doors
- Minimum eaves height 5m rising to 6.68m
- LED lighting
- Space heater

Offices

- Mixture of cellular rooms
- Gas fired central heating and air conditioning (first floor only)
- Lighting
- Staff welfare facilities

Externally the site is securely fenced and gated and benefits from good loading space / yard area extending to 0.40 acre site area and 0.18 acre yard.



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ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	5,059	470
Workshop / Warehouse	2,253	209
Offices / Welfare	1,625	151
TOTAL	8,937	830

The property is capable of sub-division able to provide a unit of 2,253 sq ft.

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract)

BUSINESS RATES

• Rateable Value	2023	£36,750
• Rates Payable	2025/2026	£18,228.25

EPC

E 124

VAT

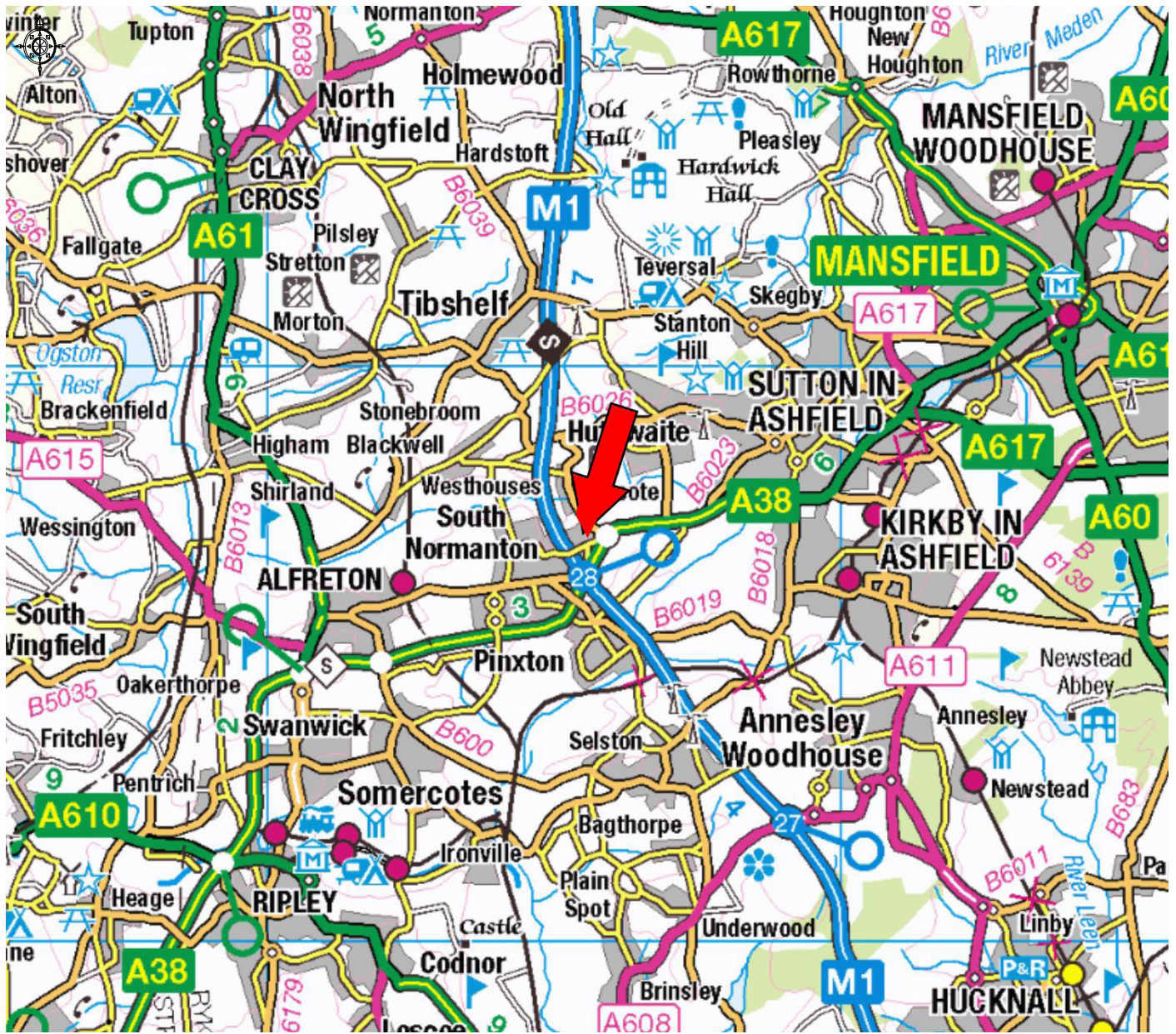
VAT is applicable.

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PRICE

Offers are invited in the region of £1,150,000.

TERMS

Available on flexible lease terms at a rental of £19,150 per annum (£8.50 per sq ft) - £49,950 (£4.74 per sq ft) per annum, exclusive, dependent on size.

PLANNING

We understand the property has planning for B2 (General Industrial) and B8 (Storage or Distribution).

Interested parties must rely on their own enquiries of the Local Planning Authority.

LEGAL FEES

Each party is to be responsible for their own legal costs involved in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

Victor Ktori

vktori@savills.com
+44 (0) 7870 999 467

Chris Thorn

cthorn@savills.com
+44 (0) 115 934 8050

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