

## New industrial/warehouse unit nearing completion with high specification close to A38 & M1 Motorway

**140m<sup>2</sup>**  
(1,507ft<sup>2</sup>)

- New high quality industrial development
- Shell specification with WC, 3 phase power and electric roller shutter door
- Eaves height of 5.5 metres rising to 6.5 metres
- Excellent industrial location with forecourt/allocated car parking
- Rent - £14,695 per annum



**TO LET**



Location



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## Location

The property is located off Longbridge Lane in Heanor. This location links to the dual carriage A610 which provides fast access to Junction 26 of the M1 motorway approximately 9.5 miles to the east.

To the west the A610 links to the A38 dual carriageway which in turn leads to Junction 28 of the M1 Motorway to the north and Derby and Birmingham to the south.

## Description

The units provide high quality industrial/warehouse space. The full specification is available on request but the key features include:

- Steel portal frame with mono pitched clad roof
- Solid concrete load bearing floors
- Eaves height of 5.5m rising to 6.5m
- Translucent roof lights
- High bay LED lighting
- 3 Phase power
- Electric roller shutter doors
- WC and staff facilities
- Allocated car parking
- Self contained gated site

## EPC

The units will be assessed upon completion but we are anticipating a very good rating.





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## Floor Areas and Rents

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (Per Annum)
1	140	1,507	£16,750
2	195	2,099	£23,320
3	140	1,507	£16,750
4	140	1,507	£16,750
<b>Total</b>	<b>615</b>	<b>6,620</b>	<b>£73,570</b>

(This information is given for guidance purposes only)

## Planning

The units will benefit from planning for Use Classes E (G) B1, B2 (Light Industrial) and B8 (Storage and Distribution).

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Amber Valley Borough Council)

## Service Charge

The units will be subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Further information is available via the agent.

## Business Rates

The units will be assessed upon completion. Small business rates relief may be available dependent on unit size and the type of business leasing the units. Please make your own enquiries of Amber Valley Borough Council.



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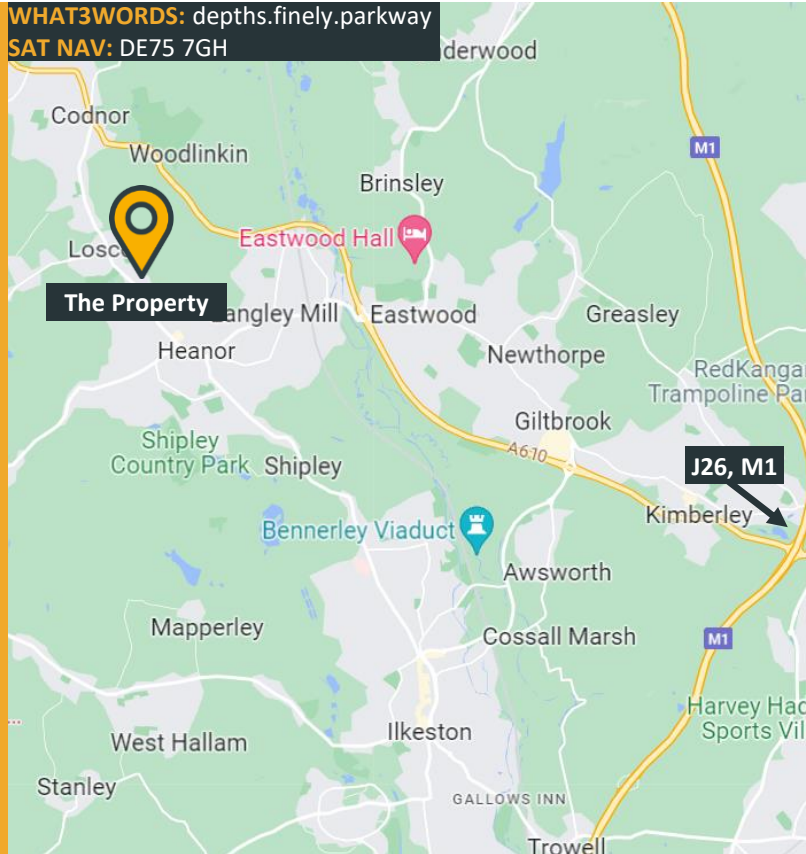
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**WHAT3WORDS:** depths.finely.parkway

**SAT NAV:** DE75 7GH



## Rent

The property is available to let on new lease terms from 3 – 5 years at an agreed rent of:

**£14,695 per annum**

## VAT

VAT applies to rent and other costs associated.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.