

SOLEX55

STORES ROAD | DERBY | DE21 4BG



FOR SALE (MAY LET)

High profile warehouse
55,003 sq ft (5,110 sq m)
Approximately 2.25 acres (0.91 hectares)

Description

The property comprises a detached four bay portal framed manufacturing unit with steel truss roof totalling some 55,000 sq ft GIA to be set within its own full secure site of 2.25 acres.

The unit has a combination of clear open span production /storage space supplemented by high level storage to the rear.

Elevations are principally profiled clad, and the unit has clear working heights ranging between 5m (16ft 4") to 10m (32ft 8"). Loading is via seven roller shutter doors.

The unit sits within a large yard, with space to park between 100 - 130 cars. The unit will be of interest to companies actively seeking accommodation in this area.



Specification

- Clear working heights ranging between 5m (16ft 4") to 10m (32ft 8")
- 7no. roller shutter loading doors
- Grantry and cantilever cranes throughout
- WC facilities
- High bay lighting units
- Ambirad heating units
- Parking for approx. 130 cars
- Open storage yard with part concrete /part compacted hard core surfaces
- Perimeter fencing

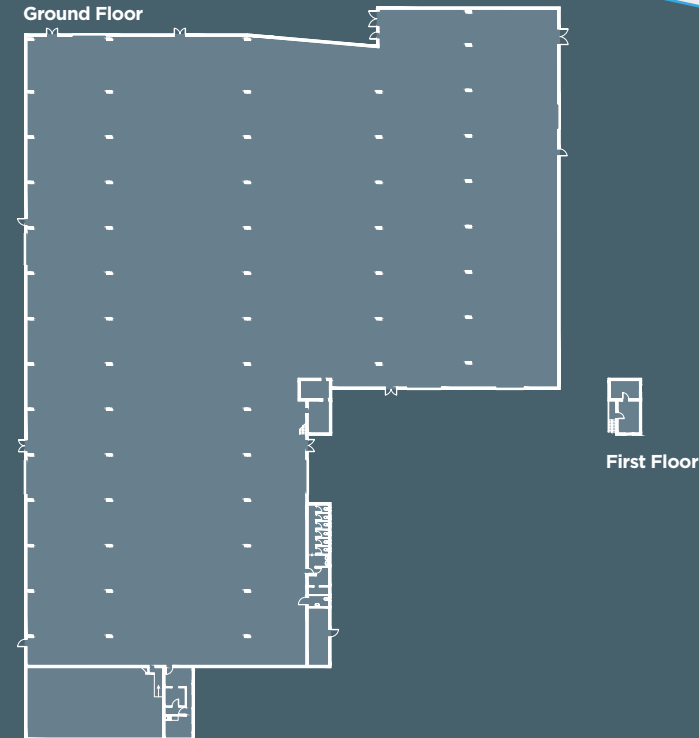
Accommodation and Key Dimensions

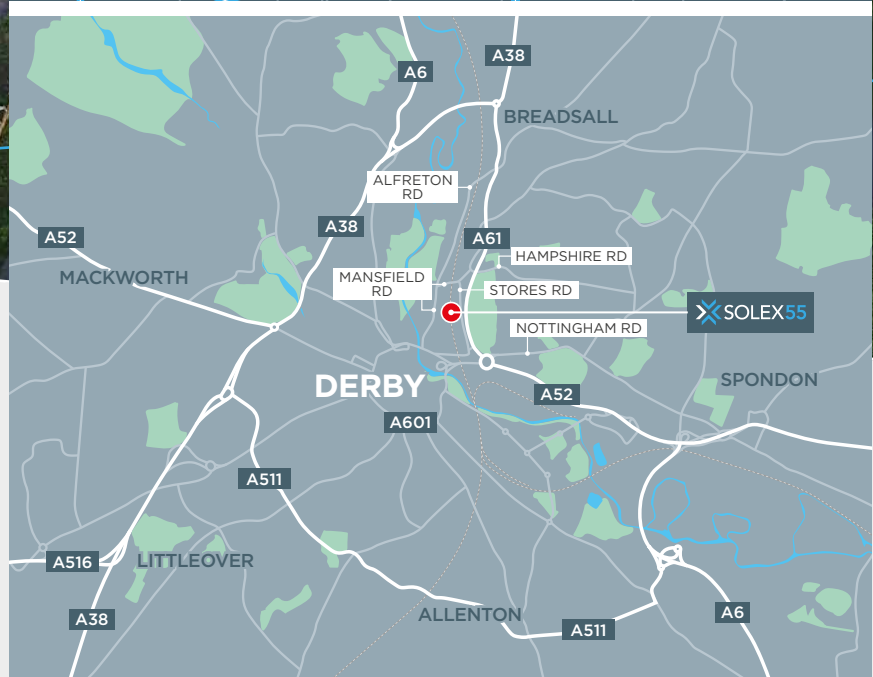
Description	SQ M	SQ FT
Main Warehouse	5,088	54,766
First floor office / staff area	22	236
Total GIA	5,110	55,003

	Metres	Feet & inches
Higher bay / main warehouse - minimum working height	7.5	24' 6"
Higher bay / main warehouse - minimum eaves height	10	32' 8"
Lower bay warehouse - minimum working height	5	16' 4"

Majority of the roller shutter doors are 4.8m wide (15ft 7") x 6m high (19ft 6"). Measurements have been taken on site and in accordance with the RICS Code of Measuring Practise 6th Edition. All measurements are approximate and are for guidance purposes only.

Ground Floor





Location

The property is situated on Stores Road, approximately 1 mile northeast of Derby City Centre, within close proximity of the A61, the A52 (which provides direct access to the M1 Motorway, Junction 25 approximately 8 miles

Situation

The property occupies a prominent position on Stores Road. The property benefits from high visibility and sits within an established industrial and trade area. The area is also popular with automotive occupiers such as Bristol Street Motors Citroen. Other occupiers located nearby are Barclays and Mott McDonald.

Services

All mains services are available. Connections have not been tested and so interested parties are to make their own enquiries to the respective service supply companies to ensure and verify the availability and suitability of the services for their own use.

Business Rates

This property forms part of a larger assessment of Factory & Premises Rateable Value £172,000. The property will need to be separately assessed on completion of the sale. We advise that interested parties take professional advice as to your potential rates liability. NG Chartered Surveyors are able to offer some assistance around the likely Rateable Value, however this is for guidance purposes only and cannot be relied upon. For further details please contact the marketing agents.

Rental Terms

Interested parties wishing to rent, are advised to make contact with the marketing agents for advice on rents and lease terms. However please note that our clients preference is to sell.

Planning

The property has been historically used for manufacturing purposes and as such our instructions are that the property has consent for uses falling within B2 (General Industrial) of the Town and Country Planning (Use Classes) Order.

Interested parties are to undertake their own investigations by contacting Derby City Councils Planning Department to ensure their intended use is lawful.

Tenure

The site will be sold by way of an underlease at premium at a passing rent of £10,215.84 per annum. The underlease expires 19th December 2132 (approx. 114 years unexpired term).

VAT

VAT is applicable to the price and rent at the current prevailing rate.

EPC

The building has an EPC rating in Band C.

Proposal

Offers are invited in excess of £2,100,000.

The property will be “sold as seen”, the marketing agents have not tested any fixtures or fittings and as such interested parties should undertake their own investigations as to the adequacy and condition for their own use.





Key Considerations

- Of interest to owner occupiers, developers and investors
- Extensive yard
- Secure
- Prominent position fronting Stores Road
- Rare opportunity to buy
- Potential for redevelopment
- EPC Rating of C

Viewing

Viewings are strictly by appointment only. Any interested parties must contact the sole marketing agents.

Sunny Landa
0115 989 7091 | sunny@ng-cs.com



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. May 2018 carve-design.co.uk 13478.