



FOR SALE / TO LET

Freehold Industrial / Warehouse Unit with Large Yard

Taylor Lane, Loscoe, Derbyshire, DE75 7JT

WATLING
REAL ESTATE

Property Highlights

17,964 sq.ft. industrial / warehouse unit on
1.3 acre self-contained site

Excellent road links via A610, which
connects with the M1 and A38

Low site coverage of 30%

Expansion potential

Currently fitted for food production

Offers in excess of £1m invited for the
freehold interest

Leasehold interest will be considered

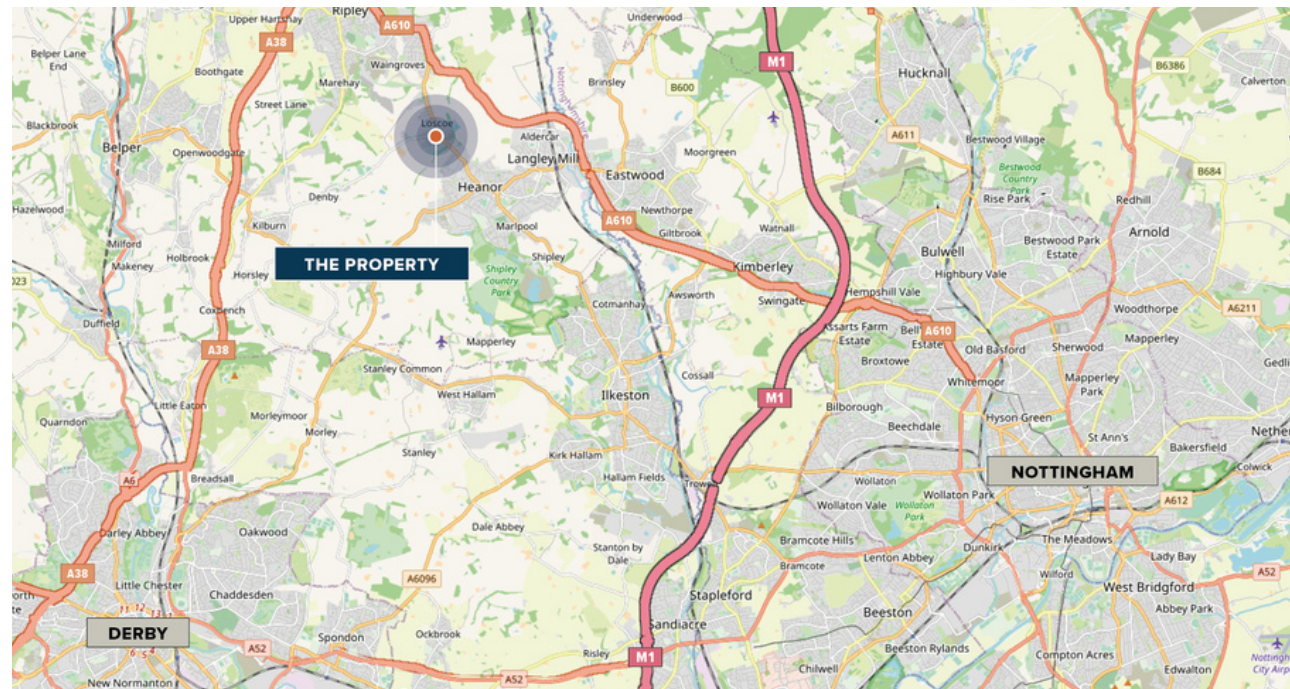


Location & Situation

The property is situated within Loscoe, Derbyshire, less than a mile from the centre of Heanor, the closest principal town. In a regional context, Loscoe lies approximately 10 miles north-east of Derby City Centre and 12 miles north-west of Nottingham City Centre.

The property benefits from good access to the regional and national road network, with the A610 being 1.5 miles distant. The A610 connects with Junction 26 of the M1 6.5 miles east, and the A38, 4 miles west.

The subject property previously operated as a food processing facility prior to closure earlier this year. The local area provides a skilled workforce for food production.



The Property

Comprises a detached industrial / warehouse premises, currently fitted for food production, on a self-contained, secure, 1.3-acre site.

The unit is of steel portal frame construction, with predominantly brick and steel-clad elevations, surmounted by a pitched steel profile clad roof. Internally, the unit has been sub-divided with 'white wall' insulated hygienic panelling, with ancillary office and welfare accommodation over ground and first floor.

The property benefits from 2 dock level and a single level access door.

The property has a large external yard of predominantly tarmac construction, with the potential for expansion via the grassed area to the south of the site.

The site benefits from a low site coverage of approximately 30%.

Accommodation

The property provides the following gross internal area:

Floor	Sq m	Sq ft
Ground Floor - Warehouse/Industrial	1,480.16	15,932
Ground/First Floor - Offices & Ancillary	188.82	2,032
TOTAL	1,668.98	17,964



Title

The property is held freehold under title no. **DY133464**.

Business Rates

The property's Rateable Value is assessed as follows in the 2023 Rating List:

Factory & Premises
£55,500

Planning

The property is situated in an area zoned as a 'Business and Industrial Area', where business, industrial or storage and distribution uses will be supported.

EPC

The property has an EPC rating **C (52)**.





Services

We understand the property benefits from all mains services, albeit none have been tested.

We are advised that the property benefits from a power supply of 400 kva.

Interested parties are to rely on their own enquiries.

Marketing Pack

A Marketing Pack is available upon request with additional property information.

Leasehold

Leasehold interest will be considered – POA.

Offers

Offers **in excess of £1m** invited for the freehold interest.

Costs

Each party to be responsible for their own costs incurred in the transaction.

VAT

The quoted price is exclusive of VAT.

Viewings

Via Watling Real Estate.



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