



WATLING
REAL ESTATE

HARTSHORNE ROAD, SWADLINCOTE, DERBYSHIRE, DE11 7GT

Vacant Freehold Industrial / Warehouse Premises

On behalf of Joint Administrators



HIGHLIGHTS

- ▶ Vacant freehold industrial / warehouse unit
- ▶ 37,424 sq.ft. GIA on 2.44 acre site
- ▶ Large yard and circulation area with low site cover of 32%
- ▶ Clear span accommodation with internal height of up to 8.9m and 2 x 20 tonne cranes
- ▶ Excellent connectivity via the A511, which links the A38 and A42, facilitating access to the M1, M42 and wider motorway network

OFFERS IN THE ORDER OF

£2,200,000 (NO VAT PAYABLE)

INVITED FOR THE FREEHOLD INTEREST

LOCATION

The property is situated on Hartshorne Road in Swadlincote, Derbyshire.

The property is a short distance from the A511 trunk road, which connects the A38 and A42, which subsequently facilitate access to the M1, M42 and wider UK road network.

Regionally, the property is 6 miles south-east of Burton upon Trent, 13 miles south of Derby and 21 miles west of Leicester.

Castle Donington and East Midlands Airport are approximately 12 miles north-east of the property.

The property occupies a prominent roadside position within a mixed residential and commercial area.



PROPERTY

The property comprises a detached vacant industrial / warehouse premises on a secure site of 2.44 acres.

The principal industrial accommodation is of clear span steel frame construction, with concrete floor and a mixture of blockwork and insulated clad elevations.

The property provides good levels of natural light through intermittent translucent roof panels and benefits from a clear internal height of 8.9m.

The unit further provides 2 x 20 tonne cranes, gas warm air blowers and LED downlights. Loading is by way of 3 roller shutter doors.

There is a further steel portal frame industrial bay to the north of the site, with concrete floor, insulated steel clad elevations and roof, 5.2m clear internal height, gas warm air blowers and single roller shutter door access.

Externally, the unit benefits from a substantial yard, circulation and parking area of concrete and tarmacadam construction. There is an additional gated concrete yard / open storage area to the south of the site, with direct loading access to the main industrial bay.

There is a part 2, part single storey office premises overlooking Hartshorne Road, providing a mixture of cellular and open-plan accommodation. Generally, the offices benefit from carpeted floors, gas-fired central heating, double glazed windows and suspended ceilings.

Further office accommodation is provided within 23-25 Hartshorne Road. Internal specification is generally similar to the main office premises. The property was sub-let by the previous occupant and has the potential to be 'carved out' of the main site.

The site benefits from two gated vehicular access points off Hartshorne Road.



ACCOMMODATION

We understand the property provides the following approximate gross internal area:

AREA	SQ.M	SQ.FT.
Main Warehouse	2,250.00	24,219
Storage Warehouse	529.96	5,705
Main Offices	479.10	5,157
23-25 Hartshorne Road (Offices)	217.72	2,344
Total	3,476.78	37,424

The property sits on a 2.44-acre site, representing a low site cover of c. 32%.

Main Offices

Main Warehouse

Storage Warehouse

23-25 Hartshorne Road

TITLE

The property is held freehold under title no's DY381756, DY161334, DY75828 and DY432206.

PLANNING

It is understood that the property has an established General Industrial (B2) use. The property is not currently allocated as employment land within the South Derbyshire District Council Local Plan, and may therefore be suitable for alternative uses, such as residential, subject to planning.

Interested parties are to rely on their own enquiries with South Derbyshire District Council.

PLANT & MACHINERY

The opportunity exists to acquire the plant, machinery and chattel items within the property by way of separate negotiation.



FURTHER INFORMATION

BUSINESS RATES

Warehouses and Main Offices

Rateable Value: £77,500

Rates Payable: £42,315

23 -25 Hartshorne Road

Rateable Value: £14,750

Rates Payable: £8,053.50

EPC

Copies of the EPCs are available within the Marketing Pack.

SERVICES

We understand mains services are available to the site, however none have been tested. Interested parties are to rely on their own enquiries.

VIEWINGS

By appointment with Watling Real Estate only.

MARKETING PACK

A Marketing Pack with additional information is available upon request.

OFFERS

Offers in the order of £2,200,000 (no VAT payable) are invited for the freehold interest.

VAT

Prices quoted exclusive of VAT.

COSTS

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

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, the successful purchaser will be required to provide details on the source of funds and ultimate beneficial owners.

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Property Reference: 223118

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