



## Good quality warehouse/industrial unit Size 21,811 sq ft (2,026.28 sq m)

- Level access loading doors to the rear elevation
- Internal eaves height of 6.4m
- Good access to J25 of the M1 and A52 (Nottingham/Derby)

# Good quality warehouse/industrial unit

## Size 21,811 sq ft (2,026.28 sq m)

### Location

The property is positioned upon the Orchard Court industrial estate which is accessed via Mornington Close off Town Street in Sandiacre. The estate sits on the East side of the town and north of the B5010 which connects to J25 of the M1 at its interchange with the A52, approximately 2 miles drive.

### Description

The property comprises a detached steel portal framed building with elevations of brick and blockwork, surmounted by elevations cladding to eaves and continuing to the roof ridge. The building features the following:

- Internal eaves of 6.4m (clear working height of 5.6m)
- 2 level access loading doors (h4.5m x w4.5m)
- Warehouse lighting
- Biomass fuelled heating
- WC's & welfare facilities within 2 storey office element
- 15+ car parking spaces

### Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	1,462.12	15,738
Ground floor office/ancillary	307.30	3,308
First floor office/ancillary	256.86	2,765
<b>Total</b>	<b>2,026.28 sq m</b>	<b>21,811 sq ft</b>

### Ratable Value

The property has a ratable value of £69,500.

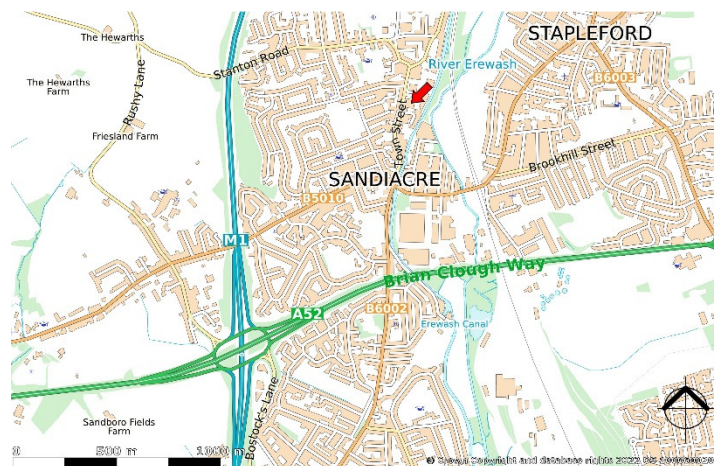
### Terms

The premises are available to let by way of assignment of the existing lease which expires 29<sup>th</sup> July 2026 (including a tenant only break option on 30<sup>th</sup> July 2024), paying the passing rent of £127,500 p.a. exclusive.

Alternatively the premises could be sub-let for a term up to the break date above at a rent agreed with the superior landlord. The lease is outside of the Landlord and Tenant Act 1954.

### EPC Rating

The property has a valid EPC confirming an assessment of D-58.



### Use

The lease permits uses falling within Eg (ii) and (iii), B2 and B8 classifications.

### Solar Panels

The roof of the property features solar panels under ownership of the landlord that offer a beneficial tariff to the occupier.

### Further Information

For further information please contact the sole agents CPP Sean Bremner  
M: 07541 505980  
E: [sean@cpartners.co.uk](mailto:sean@cpartners.co.uk)

### Date of Particulars

November 2022



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