



FORMER CRYSTAL MARTIN SITE

Kirkby Road, Sutton-In-Ashfield, Nottingham NG17 1GP

For Sale. Significant Industrial Site / Re-development Opportunity



PROPERTY HIGHLIGHTS

- Prominently located on the A38 mid way between M1, J28 and Mansfield
- Extensive frontage to both Alfreton Road (A38) and Kirkby Road (B6018)
- Approximately 20,099 sq m (216,347 sq ft of warehouse/industrial office accommodation)
- Extensive mezzanines extending to approximately 7,250 sq m (78,000 sq ft)
- 11.54 acres (4.67 ha) located in a mixed use area adjacent to housing
- Re-development potential (STPP)
- Freehold
- Guide Price £4,500,000

LOCATION

The property is located in Sutton-in-Ashfield which lies four miles west of Mansfield, 19 miles north of Nottingham, 21 miles north west of Derby and 140 miles north of London. The location enjoys excellent transport links to the road and motorway network with the M1, J28 lying approximately three miles to the west with a typical drive time of less than 10 minutes.

The property is prominently situated to the south of Sutton-in-Ashfield town centre, with extensive frontage to both Alfreton Road (A38) and Kirkby Road (B6018), within a mixed use area, predominantly surrounded by private housing with a children's nursey and public house close by.



DESCRIPTION

The property comprises a substantial self contained manufacturing and distribution facility, including factory shop and office accommodation, formerly occupied by Crystal Martin International. The site has been developed on a piecemeal basis to provide a series of predominantly single storey industrial and warehouse units with a mixture of both ancillary single storey and two storey office accommodation. In addition, there is a period three storey former mill building within the centre of the site and a former residential dwelling house most recently utilised as offices fronting Kirkby Road. Part of the original factory building at the front of the site has recently been utilised as a factory shop.

There are seven principal buildings currently on the "L" shaped site of varying ages and specification including a number of steel portal frame warehouse units, many of which benefit from extensive mezzanine floors throughout.



ACCOMODATION

The existing buildings on site provide the following accommodation:

BUILDINGS	SQ FT	SQ M
Warehouse 1	22,023	2,046
Warehouse 2	9,645	896
Warehouse 3	11,701	1,087
Warehouse 4	22,970	2,134
Warehouse 5/6 & Repro	77,426	7,193
Mill Building	15,845	1,472
AMD Building	52,582	4,885
182 Kirkby Road	4,155	386
Total GIA	216,347	20,099

The above schedule does not include mezzanine floors which total 7,248 sq m (78,017 sq ft) and several ancillary small stores, canopies and plant buildings.

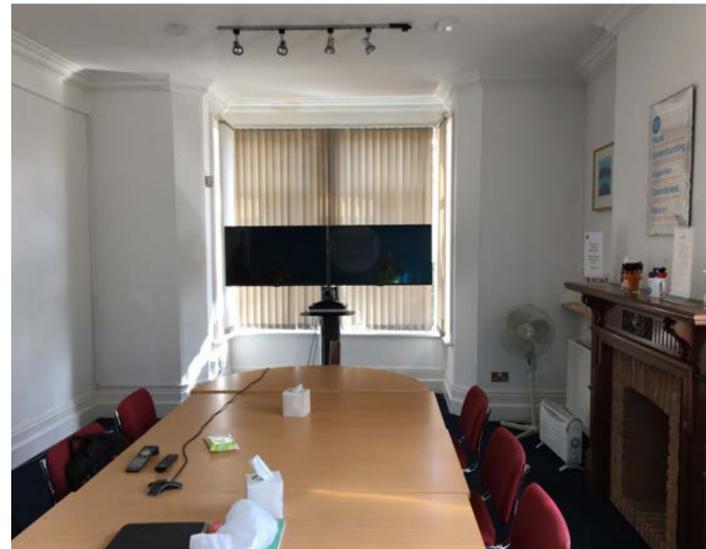


THE SITE

The site is approximately 11.54 acres (4.67 ha) providing an overall site cover of approximately 40%.

SERVICES

We understand that mains water, 650 KVA electricity supply, gas and drainage are available. Prospective purchasers should satisfy themselves by making their own enquiries direct to the relevant companies as to the suitability capacity, connection and exact location of services.



TOWN PLANNING

The former use of the existing buildings is likely to constitute a mixture of Light Industrial (B1), General Industrial (B2) and Storage and Distribution (B8) uses.

Given the site's location within a predominantly residential area, the land may be suitable for a variety of alternative uses subject to relevant permissions.

Interested parties are advised to enquire directly with the LPA as to the suitability of the site for re-development or alternative uses.

LPA:
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA

Tel: 01623 457381

BUSINESS RATES

The main site is currently assessed at £420,000. There is a separate assessment for 182 Kirkby Road of £11,750. We calculate that the total rates payable for the financial year 2019/2020 are £217,449.25.



EPC

The buildings on site have been individually assessed within Bands C and E. Copies of the individual EPCs are available from the data room.

GUIDE PRICE

£4,500,000

METHOD OF SALE

The property is to be sold by private treaty. Offers should not relate to any other offer and include:

- Name and address of the purchaser and a summary of track record
- Proof of funds available for the purchase
- Proposed timescales
- Solicitor's details

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors instructed.





TENURE

Freehold with vacant possession upon completion.

VAT

The site has not been elected for VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills. Further information is available from the Data Room.

CONTACT

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Designed and Produced by Savills Marketing: 020 7499 8644 | August 2019