



**Unit 3, Orchard Park Industrial Estate, Town Street, Sandiacre, Derby,  
Derbyshire NG10 5BP**

## **Well presented hybrid property**

- **9,734 sq ft (904.27 sq m)**
- **Well presented hybrid unit**
- **Close to J25 M1 motorway**
- **Opportunity to buy**

For enquiries and viewings please contact:



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## Location

The property is located within Orchard Park Industrial Estate, a well-established industrial and commercial business location. The estate is located less than 0.5 miles from Sandiacre town centre accessible via Town Street.

Sandiacre lies to the west of Nottingham lying in close proximity to the border with Derbyshire and within Erewash Borough Council. The estate is located in close proximity to Junction 25 of the M1 motorway and also has access to the A52 which links Nottingham to Derby. Nottingham city centre is approximately 6 miles due east and Derby city centre lies approximately 8 miles due west.

## Description

The property comprises a hybrid unit configured to provide warehouse/storage accommodation at ground floor with office space at first floor. The unit benefits from air conditioning and gas warm air heating. Externally there is allocated parking with a yard to the side elevation.

## Accommodation

	Sq M	Sq Ft
Ground Floor Warehouse	462	4,973
First Floor Office	442.3	4,761
<b>Total</b>	<b>904.3</b>	<b>9,734</b>

## Planning

We understand that the property has full and valid planning consent for its existing use under the Town & Country Planning (Use Classes) Order 1987.

## Tenure

For Sale/To Let £45,000 pa LH, £500,000 FH

## Business Rates

Rateable Value: £33,000

Property Description: Warehouse & Premises

## Price

Offers sought in the region of £500,000 or £45,000 per annum

## Legal Costs

Each party to be responsible for their own professional and legal costs incurred.

## EPC

The premises has an EPC assessment of C(75)

## Viewings

By appointment with the sole agents.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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