

# FOR SALE

## Freehold Industrial/Office Investment

Basford Warehouse, Derby Road, Heanor, DE75 7QL



- Fully let industrial/office investment.
- Total Gross Internal Area: 2,548.8 sq.m. / 27,425 sq.ft. situated on a site of circa 1.33 Acres.
- Divided into 6 self-contained warehouse bays and a two-storey office.
- Fully let with a current passing rent **£102,915** per annum exclusive.
- Guide price reflects a net initial yield of approximately 8.84% and a low acquisition cost of just £40.11 per square foot.

**GUIDE PRICE: £1,100,000**

**01332  
200232**

## Location

Heanor is situated at the junction of the A608 and A6007 thoroughfares, approximately 12 miles North East of Derby and a similar distance to the North West of Nottingham. The nearby A610 dual carriageway provides a fast road connection with Junction 26 of the M1 Motorway and consequently the town enjoys a good general level of accessibility by road.

The town has a diverse industrial base, centred mainly on the Heanor Gate Industrial Estate on Derby Road.

The Subject property is located prominently on the south side of Derby Road adjacent to the Texaco petrol filling station.

## Description

The property comprises a brick-built industrial building beneath a north light roof. The property has also been extended to the front by a brick-built two storey office building beneath a flat roof.

The warehouse has been split to provide 6 self-contained warehouse bays and a self-contained office. Each unit being separately let.



(Bay 1)

The warehouse bays comprise concrete floors, brick walls and fluorescent lighting. The three bays to the rear benefit from roller shutter door, two of which benefit from dock level loading.

The two storey office benefits from a traditional specification having carpeted floors, painted plaster walls, suspended ceilings and category 2 lighting.



(Site Access)

## Floor Areas

Description	sq mtrs	sq ft
Offices 1 &2	214.2	2,305
Bay 1	688.7	7,410
Bay 2	371.7	4,000
Bay 3	371.7	4,000
Bay 4	217.5	2,340
Bay 5	241.1	2,594
Bay 6	443.9	4,776
<b>Total Gross Internal Area:</b>	<b>2,548.8</b>	<b>27,425</b>

## Services

We understand that electric, gas, water and drainage are connected to the property.

## Tenancy information

Unit	Tenant	Rent (PAX)	Term
Offices 1 &2	KLN Accountancy	£15,000	5 years from 01/06/2023
Bay 1	IP Sports	£27,000	5 years from 24/04/2023
Bay 2	Peter Cole	£13,000	3 years from 24/09/2021
Bay 3	Poly Props Ltd	£14,400	3 years from 01/09/2020
Bay 4	DI Textiles	£8,775	1 year from 31/10/2022
Bay 5	Fox Grounds Maintenance	£8,430	3 years from 29/02/2023
Bay 6	Cantilever Creations	£15,522	3 years from 01/10/2020
<b>Total:</b>		<b>£102,915</b>	

## Rates

We understand each unit is separately rated for the purpose of business rates. Interested parties are advised to make their own enquiries with the VOA.

## Guide Price

**£1,100,000**

## VAT

We are advised that VAT is not applicable.

## EPC

'Basford Warehouse' has an EPC of 'D' valid until 12<sup>th</sup> December 2026. Basford Warehouse Offices has an EPC Rating of 'D' valid until 1<sup>st</sup> December 2025.

## Viewing

Viewing is strictly via appointment with the sole agents:

**David Brown Commercial**

**Tel: 01332 200232**

**email: [enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)**

## Management Services

David Brown Commercial are pleased to offer property investors a comprehensive and professional property management service including rent collection, service charge administration (where appropriate) and regular property inspection to ensure tenant compliance with lease terms. We aim to maximize value and remove the pain sometimes associated with property ownership and are happy to provide competitive quotations upon request.



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