

FOR SALE



LIGHT INDUSTRIAL / DISTRIBUTION UNIT

1,817m² / 19,557ft² on c.1.07acres

**Merlin Way,
Quarry Hill Industrial Estate,
Ilkeston
DE7 4RA**

- Prominent position on Quarry Hill Industrial Estate
- Site cover approx. 32%
- Tarmacadam yard
- Freehold

LOCATION

The premises are located along Merlin Way in Quarry Hill Industrial Estate, just off Quarry Hill Road, approximately 10 minutes' drive from the M1. The property is within a 4.5 hour HGV drive time of most of England and Wales.

Local occupiers include Howdens, Stirling Paterson and John Patrick Engineering.

DESCRIPTION

The premises comprise a detached light industrial/distribution unit on a secure site of approximately 1.07 acres. The specification includes:

- Steel portal frame construction
- Profile roof incorporating rooflights
- 5 level access loading doors
- Sodium box lighting
- Gas warm air heating to the warehouse
- Perimeter trunking and some air-conditioning to the offices

ACCOMMODATION

As measured to Gross Internal Area in accordance with RICS Property Measurement (2nd Edition), the property has the following floor areas:

	m ²	ft ²
Ground Floor	1,396.64	15,033
First Floor: office and amenity (front)	317.2	3,414
Mezzanine (rear)	103.16	1,110.00
Total	1,817.00	19,557

EPC

An EPC has been commissioned and will be available in due course.

PURCHASE

We are instructed to seek offers in the region of **£1,370,000 exclusive for the freehold interest (DY180404)**.

BUSINESS RATES

The property has a rateable value of £58,500, and therefore rates payable will be £29,952 (51.2p/£). Interested parties are advised to make their own enquiries with the local authority.

VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

Date of Preparation Jan 2024



VIEWING

By appointment with the joint agents, WT Gunson and Knight Frank:

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