



Manor Foundry, Lower Granby Street, Ilkeston, Derbyshire, DE7 8DJ

INDUSTRIAL / WAREHOUSE FOR SALE

Former foundry now available to purchase freehold with vacant possession.

- Offering approximately 5,160 sq ft / 479.37 sq m of accommodation.
- Located within close proximity to Ilkeston Town Centre.
- Available to purchase freehold with vacant possession with offers invited in excess of £400,000.



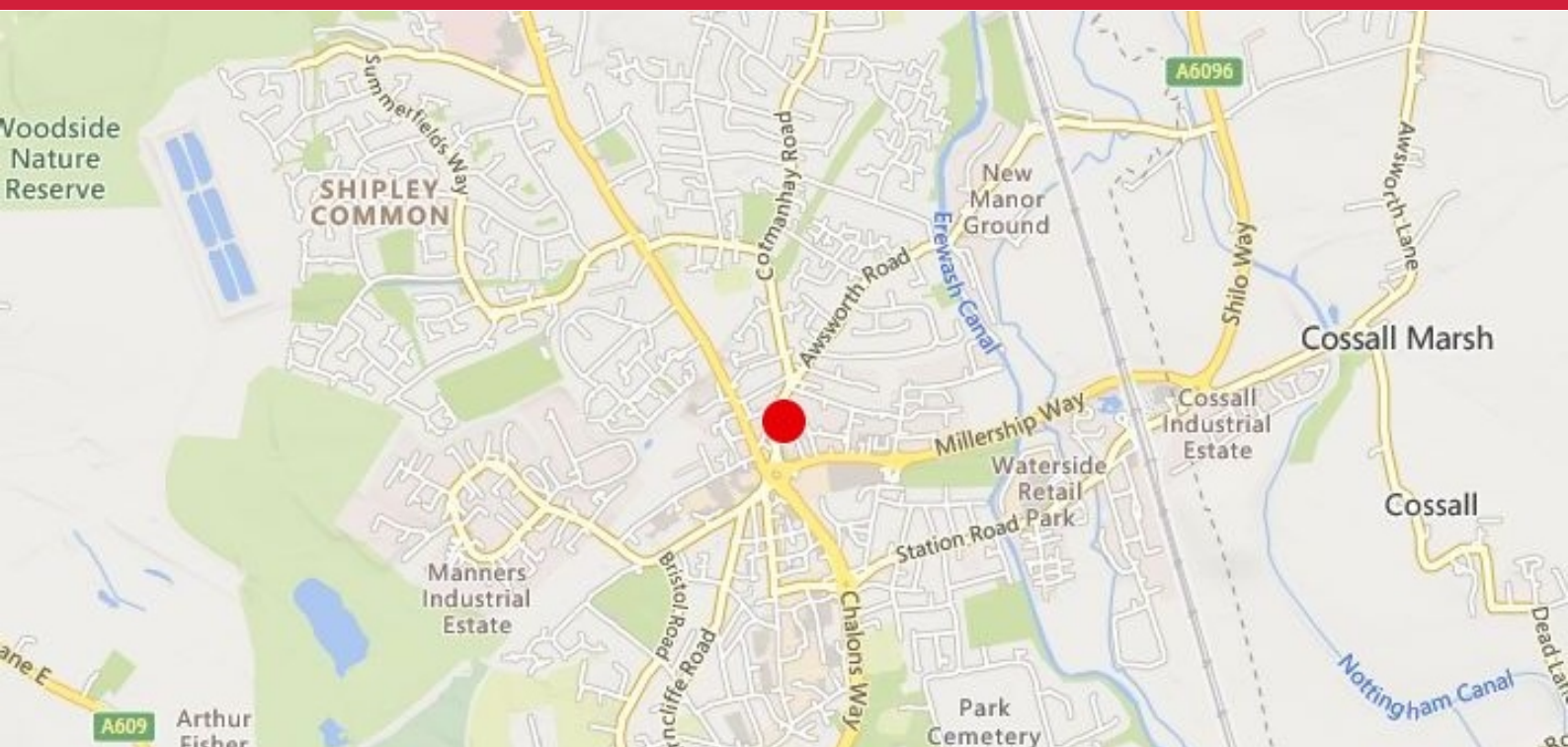
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Location

Ilkeston is a large market town situated within the county of Derbyshire close to the border with Nottinghamshire.

The town has historically relied upon the mining industry for a large proportion of its employment but following the decline of that industry in the 1970s and 1980s a more diverse range of modern industry has been established largely based around modern planned industrial estates Quarry Hill and Manors Avenue.

More specifically, the property is located on the edge of Ilkeston Town Centre on Lower Granby Street with the surrounding uses providing a mixture of industrial / warehouse, trade counter and retail including a large Tesco Extra Supermarket.

Description

The subject property comprises a detached industrial / warehouse building previously used as a foundry, constructed of steel portal frame with brick elevations beneath a pitched roof incorporating translucent roof lights.

Internally the property provides open plan warehouse accommodation, ancillary office accommodation along with WC and kitchen facilities benefitting from concrete flooring pendant lighting and two roller shutting loading doors measuring 3.6m high x 4.6m wide and 3.9m high x 5.1m wide respectively with a minimum working height of 4m.

Externally the property provides ample parking within a self contained concrete forecourt with access provided via Lower Granby Street. The site itself extends to approximately 0.25 acres in size and its broadly square in shape.

Accommodation

The accommodation has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (sixth edition).

Total Gross Internal Area: 5,160 sq ft / 479.37 sq m

Planning

We understand that the property benefits from planning consent for use class E but it may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all main services are connected to the property.

Business Rates

The subject property is listed on the valuation office website as having a rateable value of £18,250.

Tenure

The property is available to purchase freehold and with vacant possession.

Price

The property is available to purchase at offers in excess of £400,000.

Energy Performance

C(67)

VAT

It is our understanding the VAT is applicable at the prevailing rate.

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.



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