

FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

OLD COACH ROAD

TANSLEY

DERBYSHIRE

DE4 5FY



Features

- 2 ACRE DEVELOPMENT SITE
- PARTIALLY CONSTRUCTED
- POTENTIAL TO EXTEND FURTHER STP
- LEVEL SITE
- GOOD HGV ACCESS
- FREEHOLD
- ESTABLISHED INDUSTRIAL ESTATE

Registered number 08724583

Disclaimer. Whilst every effort has been made to ensure the accuracy of these particulars, they are provided for guidance purposes only and do not constitute any part of an offer or contract, nor are they to be relied upon as statements or representations of fact. All measurements, distances, floor areas and dimensions are approximate and any plans are for identification purposes only. No services, systems, fixtures, fittings, equipment or appliances have been tested and no warranty is given as to their condition, serviceability or suitability for any purpose. Any reference to planning, rating, tenure, tenancies or use has been provided in good faith and is believed to be correct but has not been verified. Interested parties are advised to make their own enquiries of their solicitor, surveyor and the relevant local authority before entering into any commitment. The property is offered subject to contract and availability, and all negotiations are to be conducted through **Commercial Property Real Estates (CPRE)**. Neither CPRE nor the vendor/assignor/lessor accept responsibility for any loss or expense incurred in reliance upon these particulars. Neither CPRE nor the vendor/assignor/lessor nor any person in their employment has authority to make or give any representation or warranty whatsoever in relation to this property.

Description

An excellent opportunity for a developer/investor/owner occupier to purchase an excellent development opportunity on an established Industrial Estate..

The site has been owned by the same family for many years and they obtained planning consent for the construction of a 18,000ft² building for which work has commenced.

The building is partially complete with the main structure and cladding been completed on circa 8,000ft² of the building and with the pad foundations having put in place for the remainder.

The building has an eaves height of circa 10m and has been designed for a mezzanine office with a separate access to the first floor is required.

We are advised by the owner that much of the material is on site to complete the building including the steel frame however this would be subject to survey by the prospective purchaser.

The site is being sold as seen and the purchaser is requested to view the site and satisfy themselves that the work has been carried out to their satisfaction and also carry out all of their own enquiries.

Nearby occupier include City Electrical Factors, Howdens, James Hargreaves Plumbing Supplies, John Palins, Wardmans, Salisbury and Wood Builders Merchants

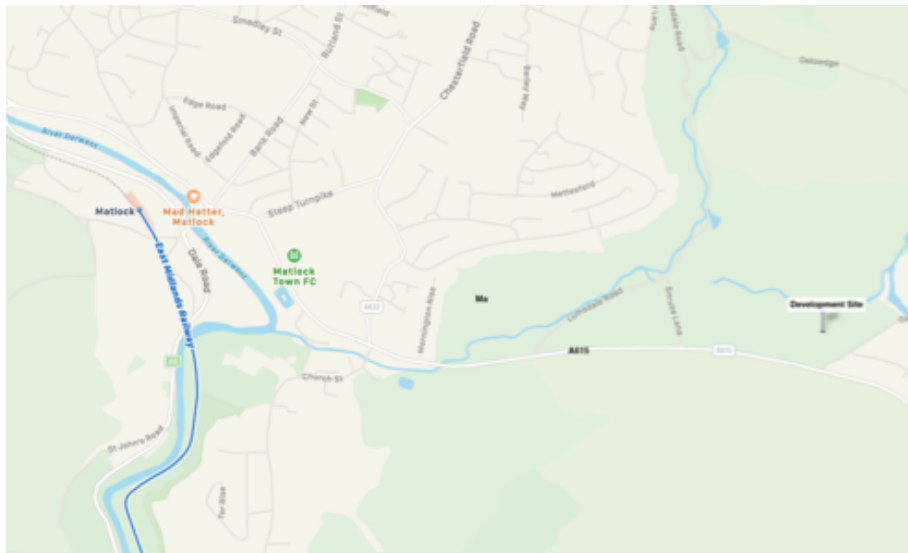
Viewing is by appointment only through the agent.

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Location

Old Coach Road is located just off the A615 between Matlock and Alfreton (M1).



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Pictures



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