

Warehouse / Factory Unit with Expansion Land

CANAL LANE, HOSE, LEICESTERSHIRE, LE14 4JF

For Sale



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KEY HIGHLIGHTS

- A superb opportunity to purchase a substantial detached warehouse / industrial freehold
- Excellent location on the outskirts of the village of Hose, in the Vale of Belvoir
- Generally level site extending to approximately **10.38 acres (4.20 hectares)**
- Development potential subject to planning permission
- Nearby new build residential development
- Height to the underside of the steel haunch of approximately 9.2m
- Offers are invited at **£4,200,000** (£50.00 per sq ft in respect of the building and £200,000 per acre in respect of overage land, assuming appropriate site density of approximately 50%)

LOCATION

The property occupies a prominent position fronting Canal Lane to the south, situated on the outskirts of the village of Hose, in the Vale of Belvoir. The site is 6 miles south east of the A46 Cotgrave interchange, with good links to Nottingham (15 miles), Melton Mowbray (6 miles) and East Midlands Airport via Repstone and Kegworth.

DESCRIPTION

The property comprises a mid-twentieth-century former steel fabrication works of double span steel portal frame construction under pitched roofs with 10m eaves and manufacturing-grade concrete floor to the warehouse, along with two storey attached brick built office accommodation to the front, comprising a large reception area with a mix of cellular and open plan workspace.

The offices are carpeted and painted throughout, with the benefit of UPVC double glazing and are accessed off a large parking area with double entry gates onto Canal Lane.

Access to the factory is provided by four roller shutter doors and internally the production space has the benefit of multiple overhead cranes, one 20 ton and several of 5 ton capacity. The warehouse incorporates further extensive office space to the side of the manufacturing areas comprising WCs, canteen, storerooms and a range of open plan and demountable offices with suspended ceilings.



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ACCOMMODATION

The property has been measured on a gross internal basis, all figures are provided for guidance purposes only.

53,354 sq ft (4,956.83 sq m)

SITE AREA

The property extends to approximately 10.38 acres (4.20 hectares).

SERVICES

We are advised that mains oil fired central heating, water, electricity, drainage and telecommunications are all available to the subject property.

No tests have been undertaken on any of the services and prospective purchasers should make their own enquiries as to the existence of and suitability for their intended use.

EPC

D61

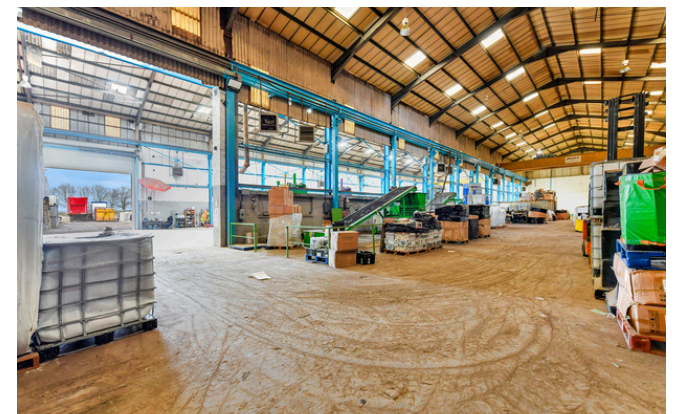
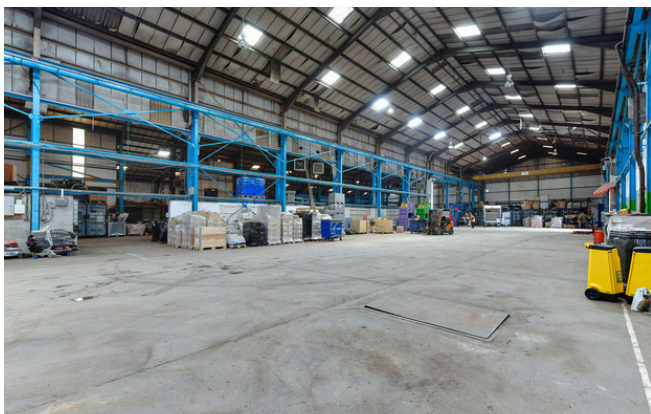
PLANNING

We understand the premises benefit from planning for Use Classes B2 (General Industrial) with associated external storage and parking.

This information is given for guidance purposes only and prospective purchasers are advised to undertake their own enquiries of Melton Borough Council.

RATEABLE VALUE

Rateable Value 2023	£103,000
Rates Payable 2024/2025	£56,238



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PRICE

Offers are invited at £4,200,000 (£50.00 per sq ft in respect of the building and £200,000 per acre in respect of overage land, assuming appropriate site density of approximately 50%)

MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VAT

To be confirmed.

TENURE

Freehold with vacant possession.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment only with Savills.

CONTACT

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