

FOR SALE / MAY LET- 18,438 SQ FT

119-121 Town Street

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Sandiacre
Nottinghamshire
NG10 5DW

**phillips
sutton**

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FOR SALE / MAY LET)

KEY FEATURES



18,438 Sq Ft Warehouse and Offices



Eaves Height 6.3M



High quality office and showroom accommodation



Well-configured warehouse with good internal height



Price £1,600,000



Dedicated car parking and loading facilities



Prominent location, excellent roadside frontage. Close to J25 of the M1 motorway.



DESCRIPTION



Please note: Floor plan is for illustrative purposes only and may not reflect current layout.

The property comprises a stand alone 2 bay warehouse of steel portal frame construction, with brick elevations, under an asbestos roof. The unit benefits from an eaves height of 6.3m, gas fired air space heaters and lighting. To the rear of the unit is a single ground level loading door, and a loading yard. To the side of the property is car parking for approximately 20 cars.

To the front of the warehouse is a two storey office, laid out as trade counter on the ground floor, with cellular and open plan accommodation to the first floor. There are male and female WC's on both floors.

PREMISES :

FLOOR	AREA SQFT	AREA SQM
GROUND FLOOR	13,779	1,280.10
FIRST FLOOR	4,659	432.88
TOTAL GIA:	18,438	1,712.98

LOCATION



 119 - 121 TOWN STREET, SANDIACRE, NOTTINGHAM, NG10 5DW

The property is prominently situated on Town Street in Sandiacre, a well-established commercial and industrial area within the Erewash district of Derbyshire. Sandiacre lies approximately, 7 miles west of Nottingham city centre, 9 miles east of Derby, 2 miles south of Junction 25 of the M1 motorway. This strategic location offers excellent road connectivity, with direct access to the A52 dual carriageway, linking Nottingham and Derby. The nearby M1 motorway provides rapid routes north and south, making the property ideal for regional distribution, logistics, and trade-related businesses. Sandiacre benefits from a skilled local workforce, with a history rooted in light industry and manufacturing, making it a favourable area for both established companies and growing enterprises. The surrounding area is a blend of light industrial units, trade counters, and commercial services, alongside residential neighbourhoods providing a built-in customer base and workforce. Nottingham East Midlands Airport is approximately 10 miles away, offering both domestic and international connectivity, while Long Eaton railway station (just 2 miles away) provides regular services to Nottingham, Derby, Leicester, and beyond.

TENURE:

The property is available Freehold with vacant possession or Leasehold terms available on request.

PRICE:

£1,600,000

EPC:

Rating D

Rateable Value:

£51,000

VAT:

The premises have been elected for VAT which will be charged at the prevailing rate.

VIEWINGS:

Viewings are by appointment only with Phillips Sutton.

ANTI-MONEY LAUNDERING:

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

LEGAL COSTS:

Each party to bear their own costs incurred in this transaction.



Further Information Contact :

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