



Technology House, Heage Road Industrial Estate, Heage Road, Ripley, Derbyshire, DE5 3GH

Detached Industrial Unit with Offices and Amenity Space, extending in total to 19,570 sq. ft. / 1,818.8 sqm.
or thereabouts.

Self-Contained site extending to 1.18-acres / 0.477-hectares, with secure gated access.

Situated in a popular and established trading location, within Heage Road Industrial Estate (IE), convenient
for the A38 and A610.

For Sale

Guide Price £900,000

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@gadsbynichols.co.uk

Commercial

01332 290 390
commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS

ESTATE AGENT
IN DERBY
(CITY CENTRE)

GOLD WINNER
2023

WE
WON!

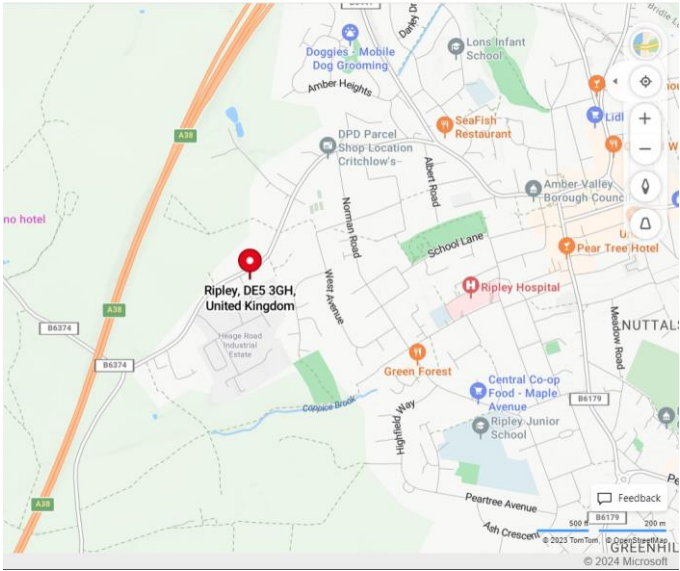


www.gadsbynichols.co.uk

Technology House, Heage Road Industrial Estate, Heage Road, Ripley, Derbyshire, DE5 3GH

LOCATION

Heage Road IE is located approximately 0.5-miles southwest of Ripley town centre. The IE is an established and popular trading location, and is conveniently situated for the A38 and A610, which in turn provide connections to the M1 motorway.



DESCRIPTION

The property is detached, and is of steel portal-frame construction with steel profile cladding, with four interlinking bays, and integrated two-storey office and amenity area. The property was previously used for the production and distribution of packaging products, and has a substantial electricity supply, providing a mix of production and warehouse space, having concrete floors, three-phase electricity, 5.5m to eaves within 3-bays, and 10m to eaves within the central bay, together with 3-level access loading doors. Externally, there is a good-sized tarmacadam-surfaced yard and circulation area, with compressor house and storage buildings to the rear, which also benefits from covered loading/storage area, and has gated perimeter fencing.

FLOOR AREAS

Ground Floor		
Reception, Office & Amenity	1,162 sq. ft	108 sqm.
Workshop One	3,486 sq. ft.	324 sqm.
High-Bay Workshop (10m)	3,486 sq. ft.	324 sqm.
Warehouse	4,648 sq. ft.	432 sqm.
Production	5,229 sq. ft.	486 sqm.

First Floor		
Offices	1,076 sq. ft.	100 sqm.
Compressor House	178 sq. ft.	16.5 sqm.
2-Storage Buildings	304 sq. ft.	28.2 sqm.
GIA (or thereabouts)	19,570 sq. ft.	1,818.8 sqm.

The total site area is 1.18-acres/0.477-hectares, or thereabouts.



PLANNING

We understand that the property has existing and established use rights for B2 and B8 Uses, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

SERVICES

It is understood that mains electricity, gas, water, and drainage are all connected to the property. There is a substantial electricity supply, with a sub-station on the site, together with three-phase electricity. There is also a substantial gas supply. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

The property has a rateable value of £54,500 (fifty-four thousand, five hundred pounds).

Technology House, Heage Road Industrial Estate, Heage Road, Ripley, Derbyshire, DE5 3GH

TERMS

The premises are available freehold, at a guide price of £900,000 (nine hundred thousand pounds).

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

VALUE ADDED TAX (VAT)

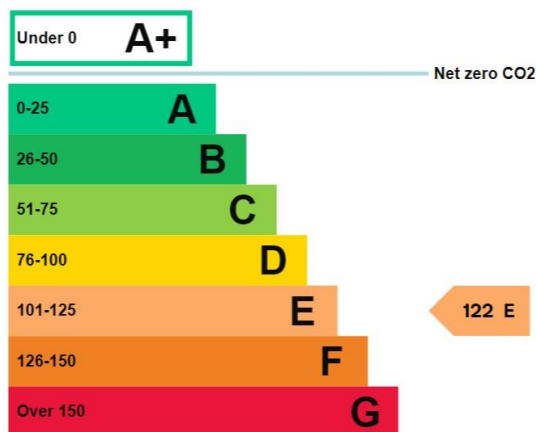
VAT is payable on the purchase price, at the applicable rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E122. A copy of the EPC can be made available upon request.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



Technology House, Heage Road Industrial Estate, Heage Road, Ripley, Derbyshire, DE5 3GH



This official copy is incomplete without the preceding notes page.

G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken, and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.