



Warehouse and offices - 24,000 SQ FT

7 Amber Drive, Langley Mill, NG16 4BE

**24,000 Sq Ft Warehouse and
Offices in Langley Mill.**

Guiding £1,000,000

24,000 sq ft
(2,229.67 sq m)

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- 24,000 sq ft over 2 floors, including Kitchen and W/c facilities
- Forklift accessibility with ground entrance and upper delivery points
- Fully fenced, sitting in 1 acre of land
- Immediate 'exchange of contracts' available

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Summary

Available Size	24,000 sq ft
Price	Offers in the region of £1,000,000
Rateable Value	£69,500
Service Charge	Self Contained Freehold Site
Car Parking	25+ Spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Warehouse	12,000	1,114.84	Available
Ground - Office and Warehouse	12,000	1,114.84	Available
Total	24,000	2,229.68	

Description

7 Amber Drive is a commercial office, storage and distribution complex set over 2 floors with 24,000 sq ft usable space, the building is of brick construction with an up to date single pitched insulated and clad roof. The property comes with a host of access point both personal and delivery. Access for forklifts both on the ground and upper floor. Each floor comes with welfare facilities and two personal/ goods lifts are set at each end of the premises.

Occupying a 1 Acre site there is ample room for lorry access with both in and out and staff parking. The unit is Lettable and suitable for an owner operation within the storage, distribution and manufacturing industry that require an office functionality.

Location

Langley Mill is a small town in the Amber Valley District on the border of Derbyshire and Nottinghamshire. The town is ten miles north of Derby.

The area has excellent transport links with the A610 nearby which connects to the M1 Junction 26 and the A38 which in turn joins with the M1 Junction 28. Langley Mill Train Station is within close proximity and provides hourly connection between Sheffield and Nottingham together with links to London St Pancras.

Terms

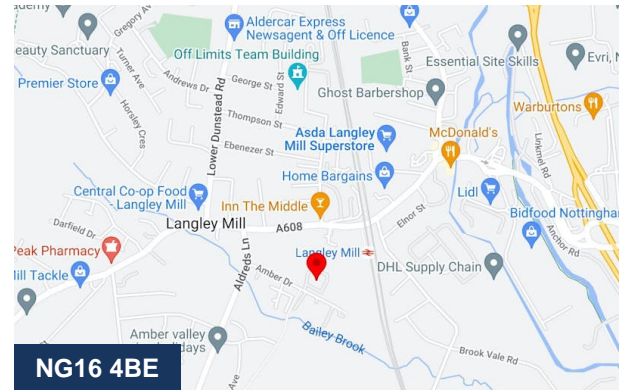
Offered for sale freehold via online auction, 7 Amber Drive, Langley Mill will be offered with vacant possession at a guide price of £1 Million.

Viewings

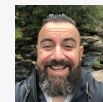
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent

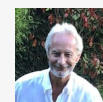


Viewing & Further Information



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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.