



HOSE

FACTORY UNIT (ELECTRO MOTION), CANAL LANE,
Nr. MELTON MOWBRAY, LE14 4JF

For Sale:
£1,550,000

52,500 sq. ft. Factory on 10 acres

An opportunity to acquire a substantial detached commercial freehold with B2 industrial consent on a large site. Suitable for further development, subject to necessary consents. Sited 6 miles south-east of the A46 Cotgrave interchange, with good links to Nottingham (15mi), Melton Mowbray (6mi) and East Midlands Airport via Rempstone and Kegworth.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers



A superb opportunity to purchase a substantial detached industrial freehold of about 52,500 square feet with B2 General Industrial consent located on the south side of Canal Lane, just 300 yards outside of the village of Hose, in the Vale of Belvoir. The village has a shop and sub-post office, a public house and village hall.

The mostly level site extends to about 10.38 acres (4.20 ha) and is surrounded by open countryside. Scope is offered for either further development of the existing building for commercial manufacturing purposes or potential for re-development of the entire site for alternative uses, subject to necessary planning permissions.

Large Scale Commercial Opportunity

ACCOMMODATION

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. **We are advised that Fibre Broadband is connected.**

Gross internal areas: (approximate)

Warehouse: 3,700 sq. m. (39,835 sq.ft.)

Ground Floor Offices: 353 sq. m. (3,801 sq.ft.)

First floor offices: 461 sq. m. (4,965 sq.ft.)

Ground Floor Stores: 220 sq. m. (2,372 sq.ft.)

First Floor Stores: 144 sq. m. (1,552 sq.ft.)

Total: 4,878 sq. m (52,525 sq.ft)

GENERAL INFORMATION

TENURE: Freehold, vacant possession upon completion.

VAT: VAT is not payable on the sale price.

RATEABLE VALUE: Currently £137,000 effective 29th November 2018.

SERVICES: We are advised that Mains electricity (private transformer), water, oil fired central heating, foul water drainage and fibre broadband are connected. The service installations have not been tested by the agents so prospective purchasers should make their own enquiries as to the existence of and suitability for their intended use.



PLANNING: A certificate of Lawful Use or Development (Existing) was granted by Melton Borough Council on 19.05.16 to allow B2 (General Industrial) use with associated external storage and parking. The premises have latterly been used principally for the storage and distribution of machinery.

EPC: This building has an Energy Performance Asset Rating Band D. Ref: 0194-9833-6830-1800-4603

The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166.

LOCATION: Hose village is located in the north-east of Leicestershire, 15 miles east of Nottingham and 6 miles north of Melton Mowbray. The property lies on Canal Lane, Hose approximately 6 miles south-east of the A46 Cotgrave interchange and 11 miles north-east of (A46) Six Hills interchange. Lorry access for the factory is better via Meadow Lane than through the village of Hose. Good links to East Midlands airport are provided via Rempstone and Kegworth. The market town of Melton has a population of 25,000 extending to 45,000 over the borough. The town is seeing rapid expansion of new home building and a new Melton Distributor Road starting construction spring 2020 and has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

ROUTE PLAN



VILLAGE PLAN



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

commercial@shoulers.co.uk