

**FREEHOLD
WAREHOUSE / FACTORY
FOR SALE
(MAY LET)**



Gorell Barnes

**Preliminary
Details**

47, 48 & 48A Causeway Road,

**CORB Y
NN17 4DU**



100,531 sq. ft. - 9339.59 sq. m.

- **9m and 6m eaves.**
- **Very flexible for sub division - separate access, loading etc.**
- **Docks and level loading and cross loading if required.**
- **Good Parking.**
- **Secure and self contained.**
- **Potential for higher value use with planning permission potential for housing.**
- **Income producing initially. (Until 2020)**

CORB Y

- **Prime Logistics Centre**
- **2 new pre lets, to Eddie Stobart - 824,000 sq ft and Bosch - 1,000,000 sq ft! (BSH Home Appliances)**
- **Join Morrisons, Joules, Matalan, Wincanton, Avon, Bibby, RS Components etc. etc.**
- **Close to A14 - M1 - A1 link.
7 miles by dual carriageway.**
- **Population 65,000 growing to 100,000 proposed.**



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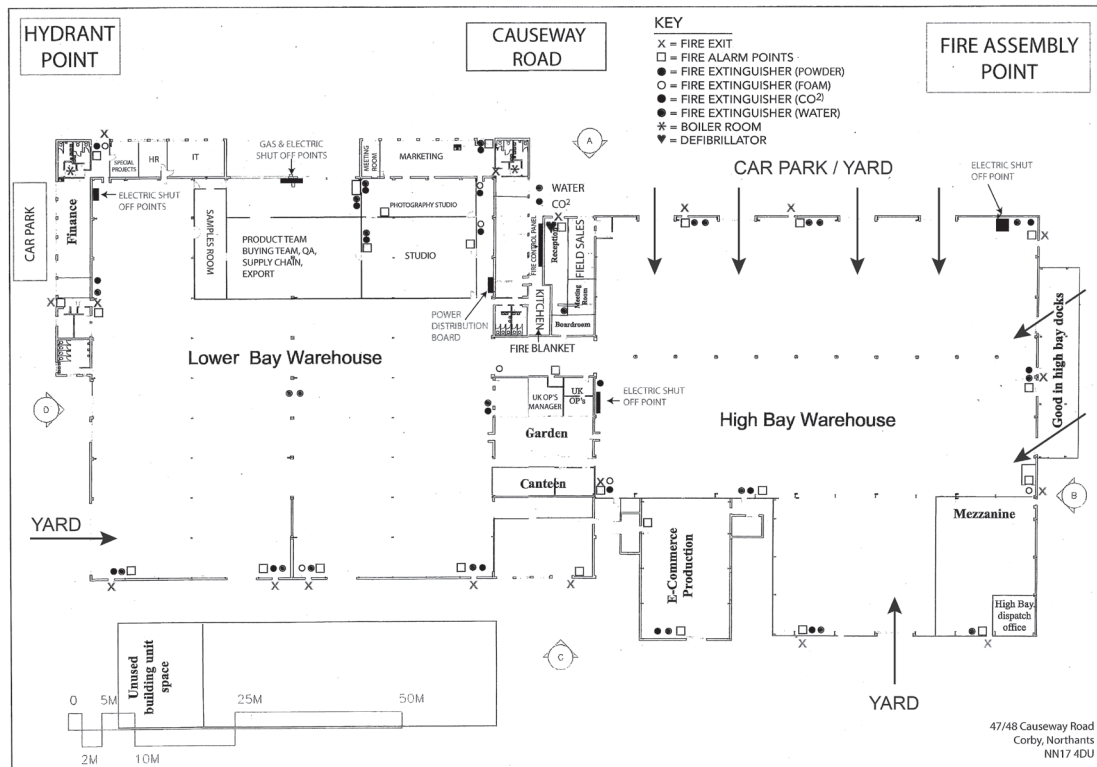
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Viewing strictly by
appointment with
Sole Agents

- Good offices
- Excellent loading / cross docking
- Self contained yards (separate access)
- 5.23 acres site area (2.18 ha)



Accommodation

Approximate floor areas calculated on a gross internal basis are as follows:-

	Sq.m	Sq.ft
Main Offices	1019.20	10969
Warehouse & Works Offices	3748.83	40353
Warehouse (high bay)	3576.65	38500
Mezzanine Area	192.94	2077
Canopy	168.00	1808
Workshop	293.97	3164
Outbuildings	340.00	3660
TOTAL	9339.59	100531

Please note that this is slightly larger than the Valuation Office areas of 8717.3 sq.m. The site has an area of approximately 2.18 hectare (5.23 acres).

Rating

Rateable Value: £182,000

The rates payable are therefore approximately half the above figure.

Tenure & Possession

Freehold.

A lease exists until 3/2020 at £320,000 pa exc.

Development Potential

There may be potential to redevelop the site for other uses, subject to planning, and the land nearby and adjacent has been redeveloped for residential, retail and leisure purposes. (The Hilton, Weatherspoons, Aldi, Greggs, Dominos and Subway).

Price

£3,950,000 + VAT. May lease.

Viewing

Via the Sole Agent - Gorell Barnes on 01536 330100 / john@gorellbarnes.com