



Dovefields, Uttoxeter ST14 8HU

TO LET
(May Sell)

Detached Industrial Warehouse Unit
with Expansion Land

51,843 Sq Ft
(4,816 Sq M)

DESCRIPTION

The property comprises a detached Industrial Warehouse unit of steel portal frame construction with sprinklers, warehouse lighting, two-storey offices, loading yard with canopy, car park, and potential expansion land (subject to planning permission).

- ✓ Site extends to approximately 3.9 acres (1.58 hectares)
- ✓ 10.2m minimum working height
- ✓ 5 dock doors and 1 level access doors (via ramp)
- ✓ Warehouse lighting
- ✓ Two storey offices
- ✓ Large yard



LOCATION

Dovefields Industrial Estate is located close to Uttoxeter Racecourse with access off Derby Road. Uttoxeter Town Centre and Railway Station are within 1 mile providing regular services to Derby and Stoke. Stafford is 16 miles to the South-West with Derby 21 miles East. Stoke is approx 17 miles North-West via the A50, J14 of the M6 is 17 miles West with J24a M1 26 miles East.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	48,955	4,548
Ground Floor Office/Ancillary	934	87
First Floor Office/Ancillary	1,954	182
Total	51,843	4,816

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

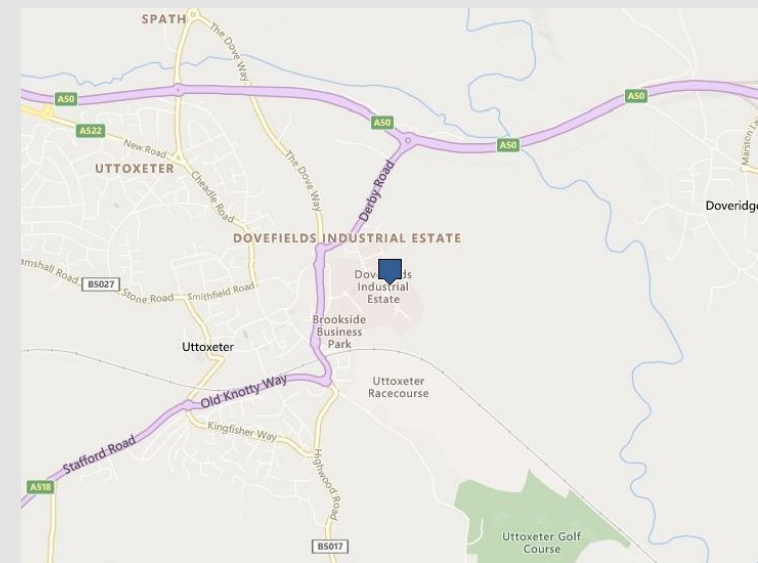
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new Lease. Contact the agent for details.

EPC The property has an EPC Rating of D-83.



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VIEWING & FURTHER INFORMATION

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