

# Land off Heanor Gate Road

Heanor, DE75 7GX

Leasehold  
Secure Open Storage Land  
Approx 0.68 Acres (0.28 Hectares)



**To Let** | On Application





## Amenities



Leasehold



Secure Site



Open Storage

## Land off Heanor Gate Road

Approx 0.68 Acres (0.28 Hectares)

### Description

The site comprises a secure yard which is predominantly hard surfaced and had formerly been used as Ready Mix Concrete plant.

## Location

The property is well located off Heanor Gate Road, to the south west of Heanor in Derbyshire with easy access to the A38 and M1 Motorway.

## Accommodation

Description	Acres	Hectares
Site Area	0.68	0.28

### Locations

Heanor: 0.8 miles

Derby: 9.2 miles

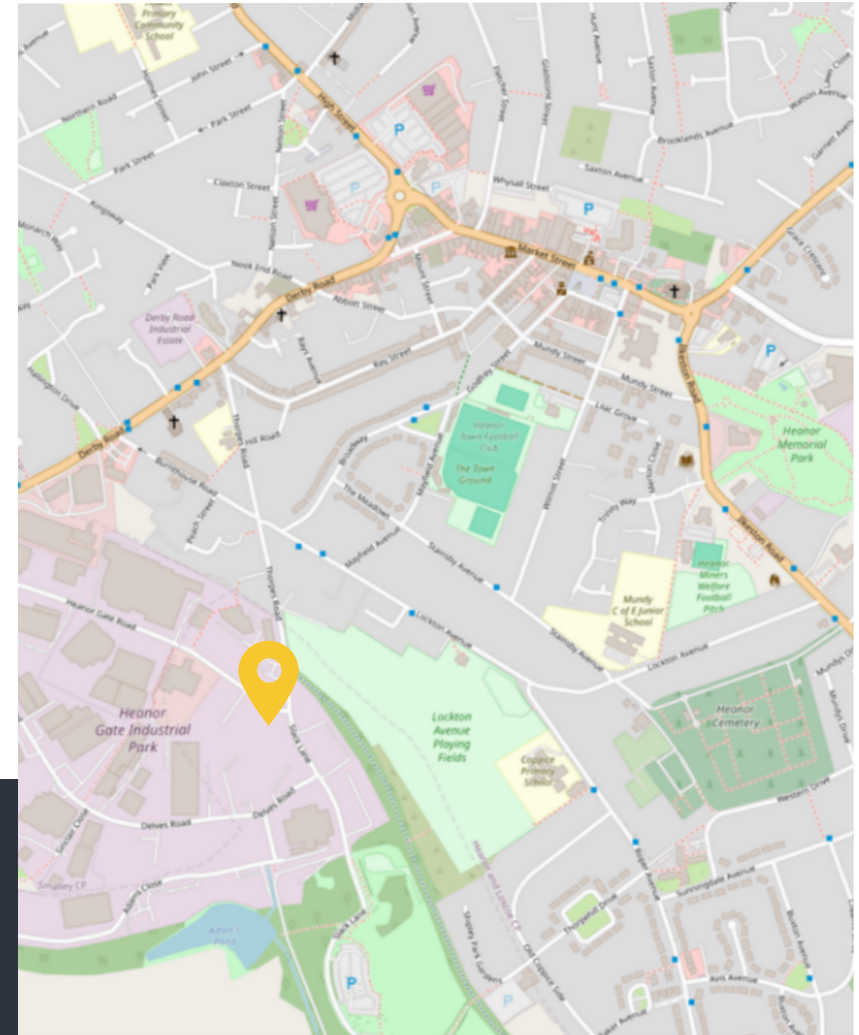
M1, J26: 6.9 miles

### Nearest station

Langley Mill: 1.9 miles

### Nearest airport

East Midlands: 20.3 miles



## Further information

### Rent

On application.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The current Rateable Value is £47,500.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: Land off Heanor Gate Road, Heanor, Derbyshire, DE75 7GX

What3words: ///ironic.foot.freely



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Arjun Delay**

0121 561 7884

[arjun.delay@fishergerman.co.uk](mailto:arjun.delay@fishergerman.co.uk)



**Tara Foster**

01530 446 069

[tara.foster@fishergerman.co.uk](mailto:tara.foster@fishergerman.co.uk)

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Particulars dated February 2026. Photographs dated January 2026.



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