

## Hybrid industrial/office/warehouse unit on popular trading estate

**359m<sup>2</sup>**  
(3,867ft<sup>2</sup>)

- Industrial/warehouse unit
- Currently undergoing refurbishment
- Two storey office accommodation, kitchen and W/Cs
- Roller shutter loading door
- Situated off A514 Osmaston Road with close link to Derby Centre
- Rent £27,000.69 per annum



**TO LET**



Location



Gallery



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## Location

Prime Industrial Park is situated fronting Shaftesbury Street on the A514 Osmaston Road, a main arterial road which connects the inner and outer ring roads to the south of the City. Nearby companies include Bombardier and Rolls Royce. The area is popular with manufacturers, storage operators and trade counter outlets.

## The Property

The property comprises industrial/warehouse space and incorporates a roller shutter loading door with access from the courtyard. The specification also includes two storey offices, a kitchen and two W/c's on ground level.

## Accommodation

The premises comprise the following gross internal floor areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor warehouse/ancillary	164	1,775
Ground floor offices	130	1,408
First floor offices	63	684
<b>Total</b>	<b>359</b>	<b>3,867</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).





## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: £15,750**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

## Service Charge

A service charge is levied for the upkeep of common areas and management. The current premium for the year is to be confirmed.

## VAT

We confirm all figures quoted are exclusive of VAT.

## Legal Costs

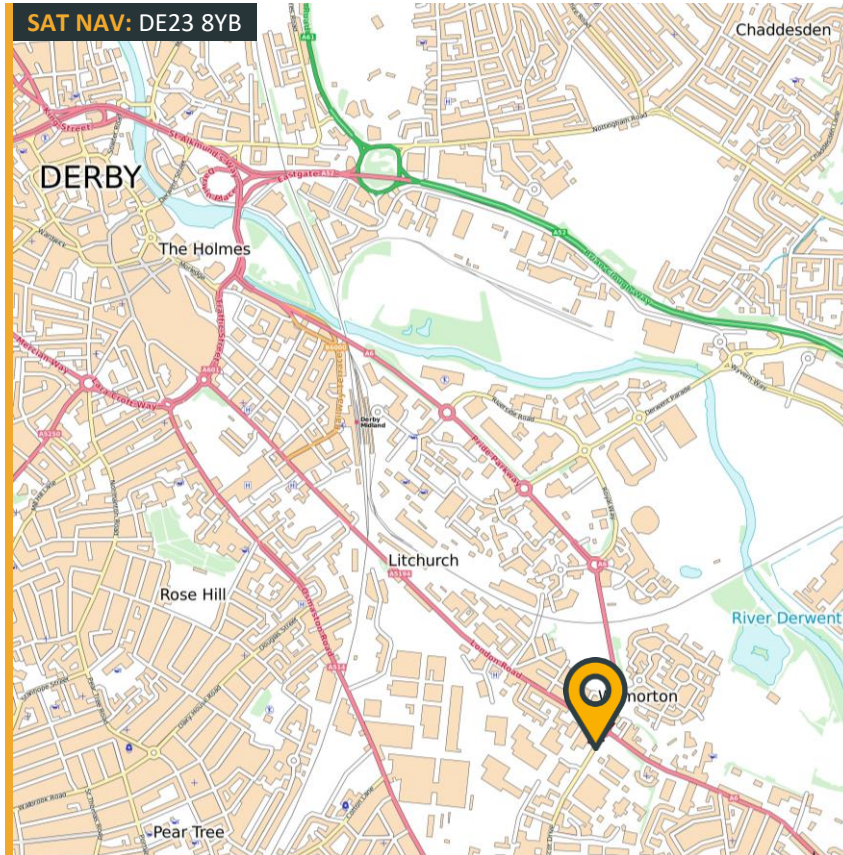
Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Planning

Interested parties must rely on their own enquiries of the relevant Planning Authority, Derby City Council.

## EPC

The property has an Energy Performance Certificate rating of D76.



## Lease

The premises are available by way of a new lease on a Full Repairing and Insuring basis, at a rent of:-

**£27,000.69 per annum**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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