

Refurbished industrial/warehouse unit on established industrial estate

231m²
(2,482ft²)

- Recently refurbished clear span warehouse accommodation
- Easy access to the A52, via Pentagon Island, leading to Junction 25 of the M1 motorway
- Roller shutter loading door
- Immediately available to let on new lease terms
- Rent - £22,959 per annum



TO LET



Location



Gallery



Contact

Location

Derby Trading Estate is located in a prominent position on Stores Road adjacent to Sir Frank Whittle Road (A61). The premises are situated in a well established industrial area north east of Derby city centre. The estate benefits from direct access to the A52 dual carriageway leading to Junction 25 of the M1 providing good communication links.

The Property

The property provides clear span industrial/warehouse accommodation with an office, kitchen & W/C. Externally the unit is of portal frame construction with brick and steel-clad elevations. There is parking at the front which can fit approximately 3 spaces. The total specification includes LED lighting, three phase power, concrete floor and a roller shutter door.

Accommodation

The premises comprise the following gross internal floor areas:

Description	M ²	FT ²
Total	231	2,482

(These figures are given for guidance purposes only and prospective tenants are advised to make their own enquiries).





Business Rates

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

Rateable value: £15,250

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 payable. The premium for the current year is £1,985.60 per annum.

Planning

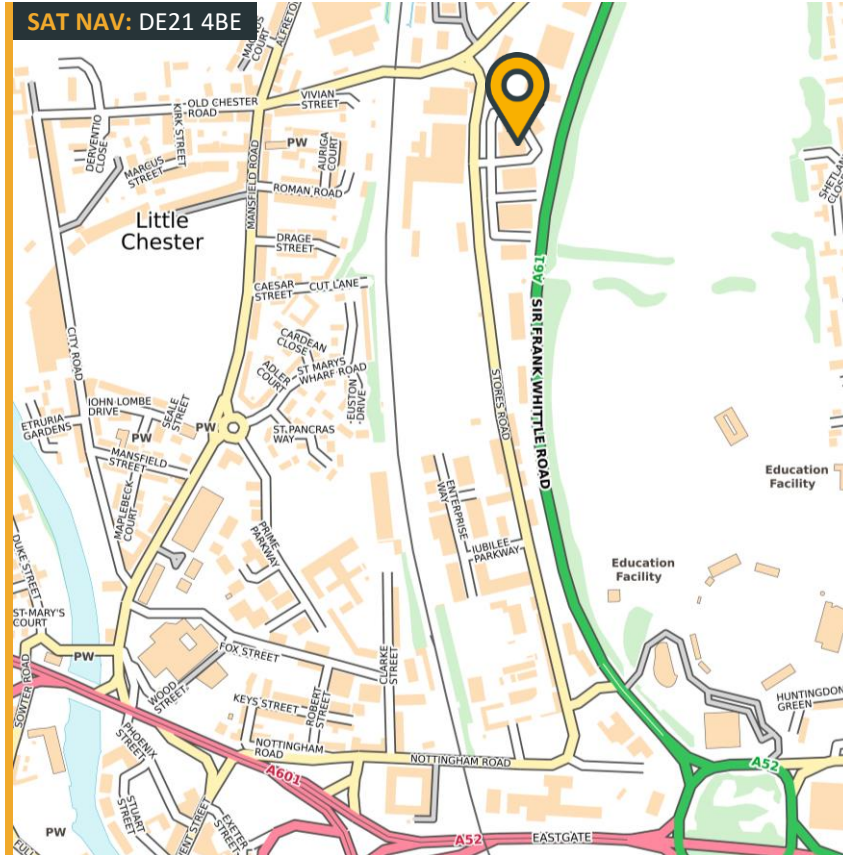
Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

Legal Costs

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

Energy Performance Certificate

The copy of the Energy Performance Certificate is available upon request.



Lease Terms

The property is available to let by way of a new lease at a rent of:

£22,959 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Further Information

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

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