

## Good quality warehouse/production space with additional two storey fitted offices

2,023m<sup>2</sup>  
(21,775ft<sup>2</sup>)

- Good quality warehouse/industrial space with 6 metre eaves
- Moments access from J25 M1 and A52
- Two electric roller shutter doors
- Heating and lighting in the warehouse with additional fitted two storey offices



**TO LET**



Location



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Location



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## Location

The property is situated on Town Street in Sandiacre with access to Junction 25 of the M1 inside one mile. The property also therefore provides quick access to the centres of Derby and Nottingham.

## The Property

The property is a detached warehouse of steel portal frame construction with steel profile cladding and a pitched roof. The internal warehouse eaves extend to 6 metres, with two electric roller shutter doors to the rear of the building and a glazed reception entrance way to the front of the building. The property additionally has a large car parking area to the side of the building.



## Specification

### Warehouse

- ◆ Two roller shutter doors
- ◆ 6 metre eaves
- ◆ Warehouse lighting
- ◆ Biomass heating

### Offices

- ◆ LED lighting
- ◆ Air conditioning system
- ◆ Kitchen/breakout area
- ◆ WC facilities on ground and first floors
- ◆ Large open plan office room and meeting rooms
- ◆ Security alarm





## Floor Areas

From measurements taken on site we calculate the property has the following gross internal area (GIA):

Description	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	1,489	16,027
Ground Floor Office	321	3,455
First Floor Office	213	2,293
<b>Total</b>	<b>2,023</b>	<b>21,775</b>

(This information is given for guidance purposes only)

## Business Rates

From investigations on the Valuation Office Agency (VOA) website we understand the following:-

**Rateable Value: £74,500**

**Rates Payable: £38,144**

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

## EPC

The property has an EPC rating of **A-15**.



Location

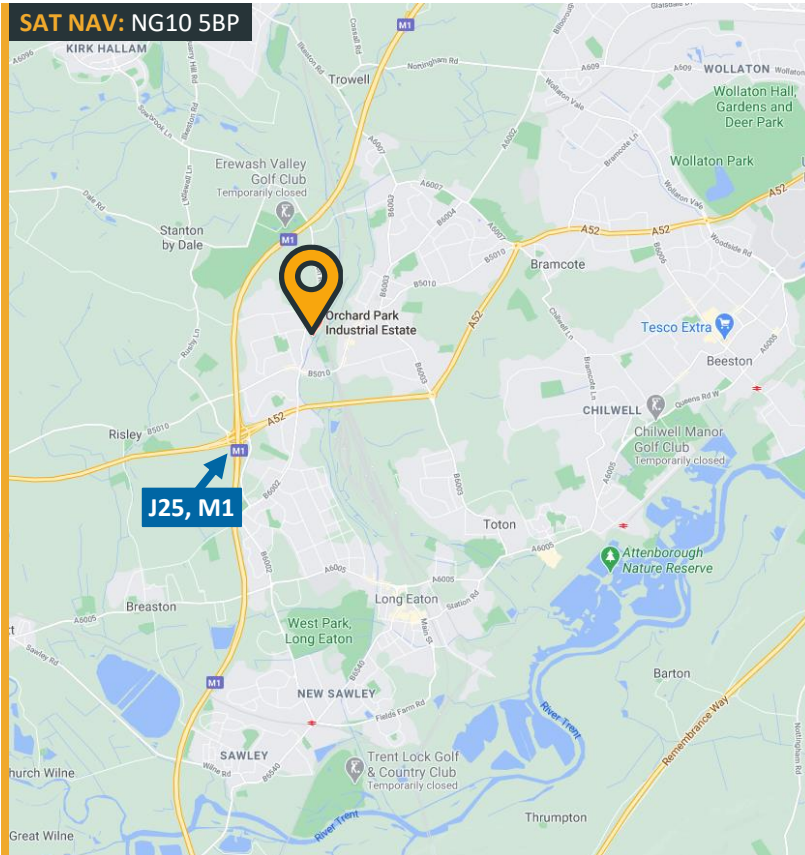


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**SAT NAV: NG10 5BP**



## Rent

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at a quoting rent of:

**£140,000 per annum**  
**(One hundred and forty thousand pounds)**

## VAT

VAT will be payable upon the rent due.

## Further Information

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

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