

Unit 10 Prime Industrial Park | Shaftesbury Street | Derby | DE23 8YB

Cost effective industrial/warehouse space within secure estate

190m²
(2,045ft²)

- Industrial/warehouse unit
- Clear span warehouse accommodation
- Additional office rooms
- 2 x roller shutter loading doors
- Gated courtyard environment
- Situated off A514 Osmaston Road with close links to Derby Centre
- Available from July 2024
- Rent £12,500 per annum



TO LET



Location



Gallery



Contact





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. The area is popular with manufacturers, storage operators and trade counter outlets.

The Property

The property comprises industrial/warehouse space and incorporates two roller shutter loading doors with access from the courtyard. The specification also includes office rooms, kitchen and W/C facilities with additional mezzanine space.

Accommodation

The premises comprise the following gross internal floor areas:

Description	m ²	ft ²
Ground floor warehouse	165	1,785
First floor mezzanine	24	260
Total	190	2,045

(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: £8,800

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

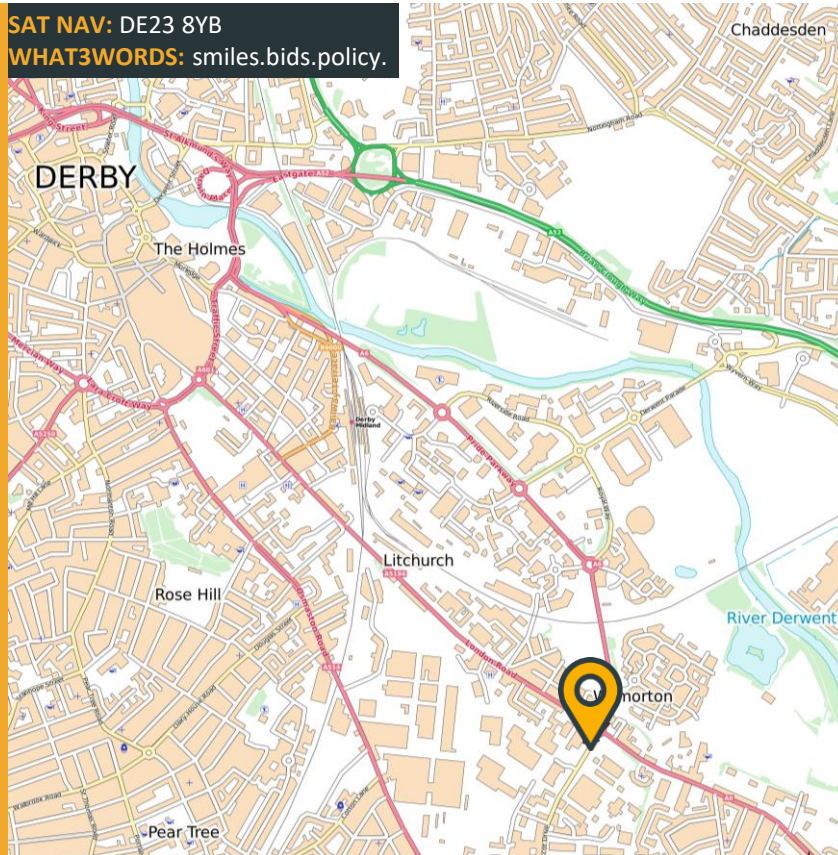
Interested parties must rely on their own enquiries of the relevant Planning Authority, Derby City Council.

EPC

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

SAT NAV: DE23 8YB

WHAT3WORDS: smiles.bids.policy.



Lease

The premises are available from July 2024 by way of a new lease on a Full Repairing and Insuring basis, at a rent of:-

£12,500 per annum

Further Information

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk

Or our joint agent CPP

Stuart Waite

0115 697 7063

stuart@cpppartners.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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