

Freehold business premises offering warehouse, laboratory and office accommodation close to Derby City Centre

982m²
(10,570ft²)

- Detached building
- Hybrid space providing a mix of laboratory, offices & storage
- Comprehensively fitted mezzanine
- 0.20 acre self-contained car park/yard with parking for 21 vehicles
- Centrally located in Derby City Centre with great connectivity to the wider region via A52
- For sale with vacant possession
- Price £699,999



FOR SALE



Location



Gallery



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Location



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Location

The property is situated on an established business park, Prime Enterprise Park, to the north of Derby City Centre and is accessed via Mansfield Road leading to the A601.

The A601 leads to the A38 to the west and the A52 to the east which ultimately leads to Junction 25 of the M1 motorway approximately 9 miles to the east.

The Property

The property comprises a detached premises providing a mix of offices, laboratories, workshop and storage space across the ground floor and substantial mezzanine floor. The total specification includes:-

Warehouse/ Laboratory Rooms

- Roller shutter door
- 3 phase power
- LED lighting

Offices/Staff Welfare

- Suspended ceilings
- Carpeting
- Air conditioning
- Kitchen facilities
- Break room
- W/C's

External

- 0.20 acre yard
- 21 car parking spaces





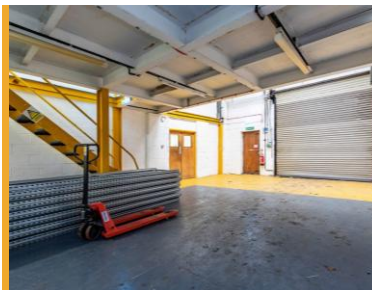
Location



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Accommodation

Warehouse	M ²	FT ²
Ground Floor	491	5,285
First Floor	491	5,285
Total	982	10,570

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract).

Business Rates

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

Description: Workshop and premises

Rateable value: £33,250

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





Location



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Planning

The building is intended for B2 (General Industrial) to B7 (Special Industrial Groups) uses. Interested parties should make their own enquiries with Derby City Council.

Legal Fees

Each party is to be responsible for their own professional and legal fees.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of 51(C).

VAT

VAT is payable on the purchase and is applicable at the prevailing rate.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser.

As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.





Location



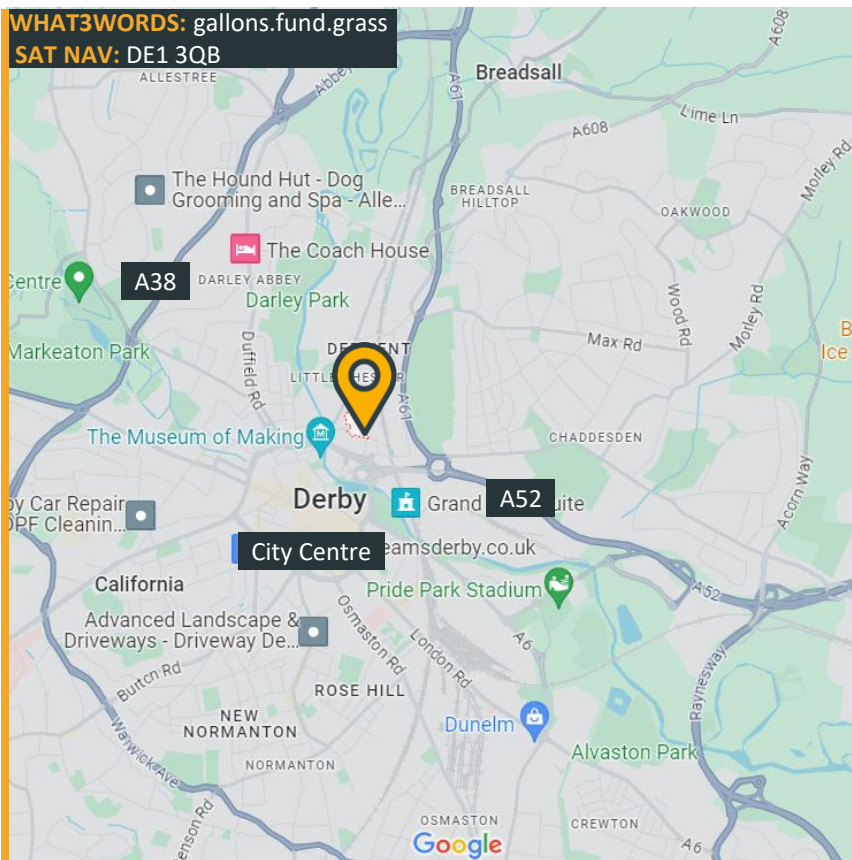
Gallery



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WHAT3WORDS: gallons.fund.grass

SAT NAV: DE1 3QB



Price

The property is available to purchase at a price of:

£699,999

Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.