

1 Riverside Court | Pride Park | Derby | DE24 8JN

## Modern detached industrial/warehouse premises situated on Pride Park Derby close to the A52

1,456m<sup>2</sup>  
(15,665ft<sup>2</sup>)

- Detached industrial/warehouse unit with two storey offices/lab space
- Two level access loading doors
- Barrier entrance with good loading and parking provisions
- Excellent location on Pride Park close to the A52
- Available on a new lease terms
- Rent £120,000 per annum



**TO LET**



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## Location

Riverside Court is situated off Riverside Road which is one of the main estate roads on Pride Park, Derby. The location offers excellent accessibility to J24 of the M1 Motorway and East Midlands Airport via the A50.

The A52 dual carriageway is also one of the City's principal routes connecting J25 of the M1 to the east and also provides a direct link to the neighbouring City of Nottingham.

## The Property

The premises comprise a detached industrial/warehouse unit with good loading and parking.

The warehouse provides clear span accommodation with a minimum eaves height of 5.4m rising to 7.3m.

There are two storey offices/lab accommodation with WC and kitchen facilities. The specification includes:

### Warehouse

- ❖ Two electric roller shutter doors
- ❖ 3 phase power
- ❖ Concrete slab floor
- ❖ Warehouse lighting
- ❖ Florescent roof lights

### Offices

- ❖ Reception entrance
- ❖ Suspended ceilings with lighting
- ❖ Central heating
- ❖ Kitchen and WCs





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## Accommodation

The property provides the following approximate gross internal floor area:

	M <sup>2</sup>	FT <sup>2</sup>
Ground floor offices	310	3,335
First floor offices	152	1,636
Mezzanine	158	1,699
Warehouse	836	8,995
<b>Total</b>	<b>1,456</b>	<b>15,665</b>

These figures are for guidance purposes only and prospective tenants/purchasers are advised to make their own enquiries.





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## Business Rates

We note from the VOA website that the premises hold the following rateable value:

**Rateable value: £80,000**

(The current UBR is 55.5p. Interested parties are advised to make their own enquiries with Derby City Council).

## Legal Costs

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

## Planning

We understand the property has planning for:

**B2 (General Industrial)**

**B8 (Storage and Distribution)**

Interested parties must rely on their own enquiries of the local planning authority.

## Energy Performance Certificate

The property has an Energy Performance Certificate Rating of TBC.



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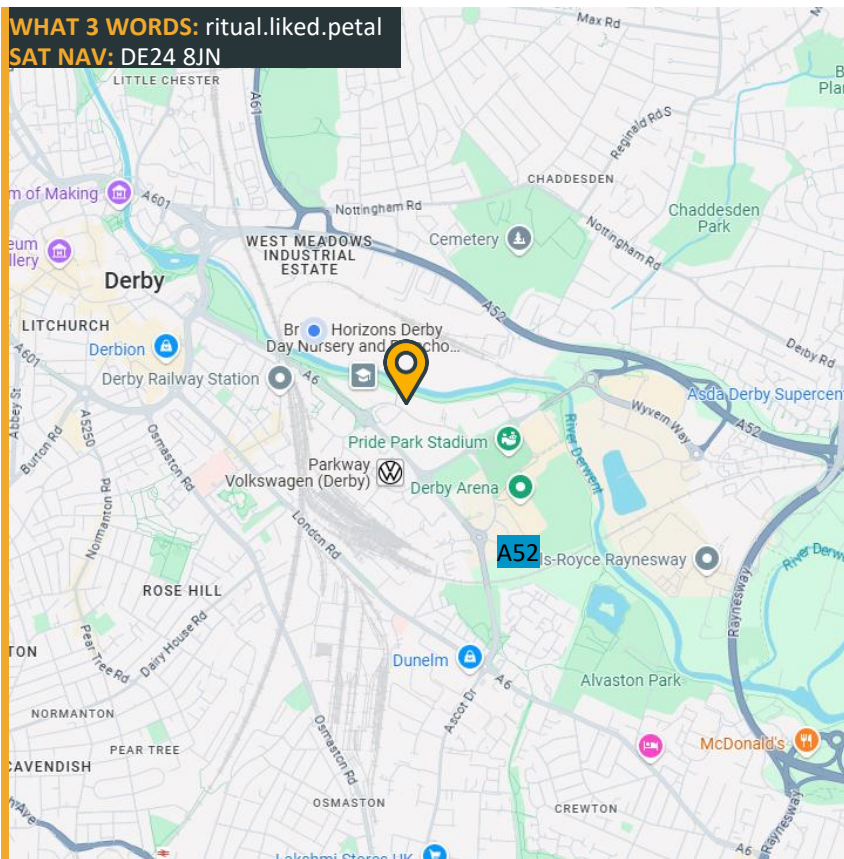


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**WHAT 3 WORDS:** ritual.liked.petal  
**SAT NAV:** DE24 8JN



## Rent

The property is available to let on new lease terms for a period to be agreed at a rent of:-

**£120,000 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.