

10 Enterprise Way | Jubilee Business Park | Derby | DE21 4BB

Modern industrial/warehouse unit immediately available and close to Derby City Centre

593m²
(6,383ft²)

- Detached building
- Open plan warehouse accommodation
- First floor offices with reception area, staff welfare and W/C facilities
- Car parking for approximately 13 vehicles
- 6.2 minimum internal clearance to eaves
- Centrally located near Derby City Centre
- Rent - £54,255 per annum
- Price - £750,000



**TO LET/
FOR SALE**



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is situated on Enterprise Way which forms part of Jubilee Business Park located off Stores Road. Pentagon Island is a short distance away which offers excellent transport links to the A52 to the east which ultimately leads to Junction 25 of the M1 motorway approximately 9 miles away and the A38 to the west via the A601.

The property is situated close to Derby city centre approximately 0.8 miles away.

The Property

The property comprises a detached building of masonry construction with a steel portal frame. Internally the property provides open plan warehouse accommodation with a reception area, first floor offices, W/C facilities and staff welfare facilities. The property also benefits from an additional storage room with its own roller shutter loading door. The total specification includes:-



Warehouse space

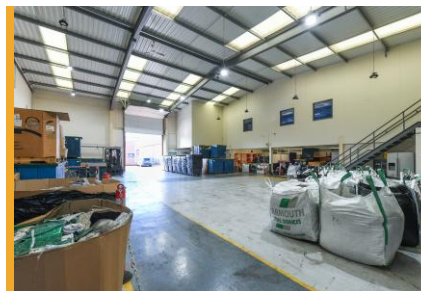
- 6.2 minimum internal clearance to the eaves
- LED lighting
- Concrete slab flooring
- Level access roller shutter loading door
- Translucent roof lights

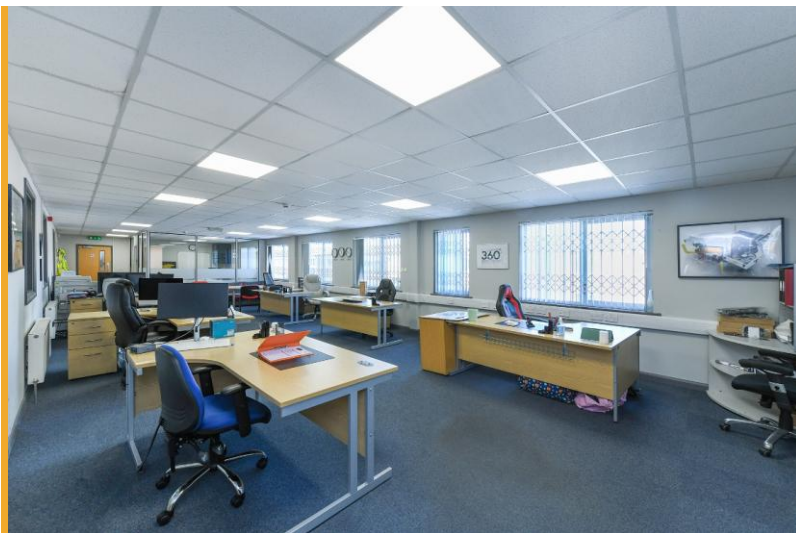
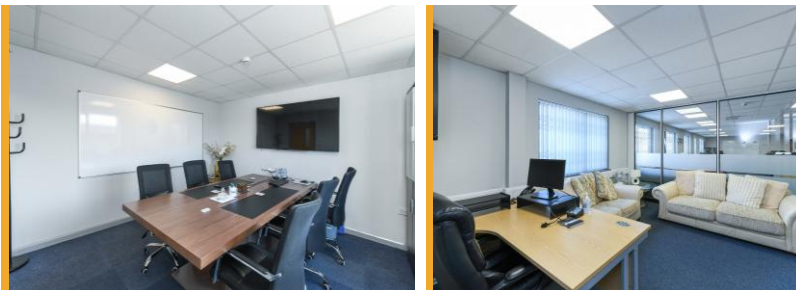
Offices/Staff Welfare

- Suspended ceilings, air conditioning, carpet flooring
- 2x Meeting rooms

External

- External yard with car parking for approx. 13 vehicles





Accommodation

Warehouse	M ²	FT ²
Ground Floor	347	3,735
Ground floor ancillary storage	140	1,507
First floor offices	106	1,141
Total	593	6,393

(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: £67,500

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



Location



Gallery



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Planning

The building is intended for B1, B2 (General Industrial) and B8 (Storage and Distribution) 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 96(D).

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



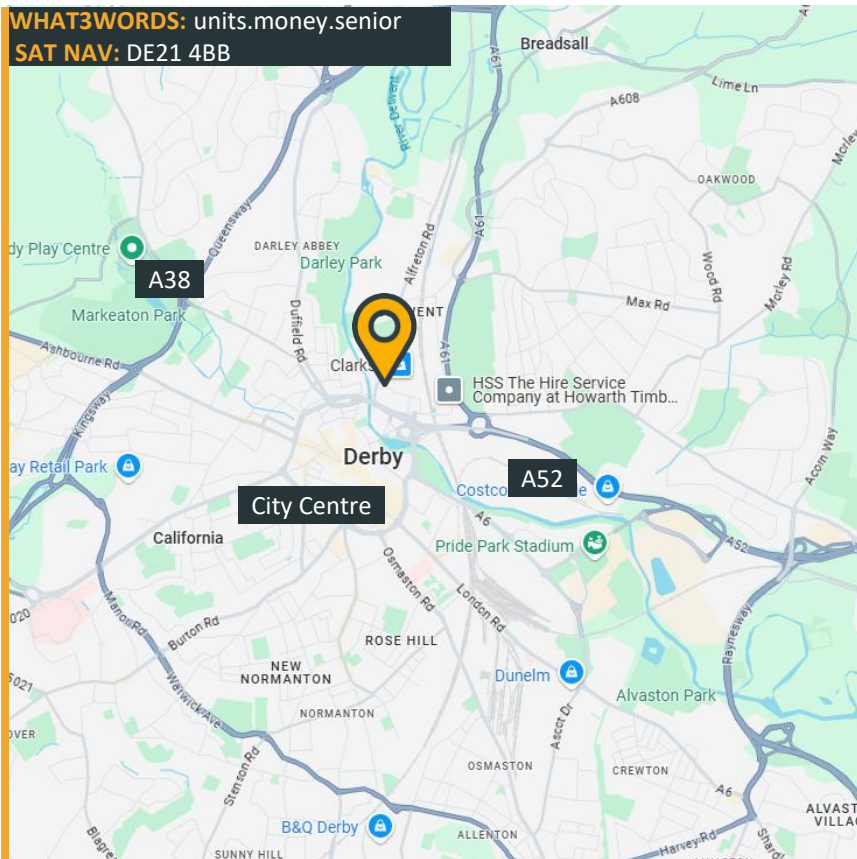
Gallery



Contact

WHAT3WORDS: units.money.senior

SAT NAV: DE21 4BB



Price

The property is available to purchase at a price of:

£750,000

Rent

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

£54,255 per annum

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.