

50 Chequers Road | West Meadows Industrial Estate | Derby | DE21 6EN

## Freehold industrial/warehouse unit with self-contained yard situated close to Pentagon Island and the A52

2,002m<sup>2</sup>  
(21,549ft<sup>2</sup>)

- Two industrial/warehouse units in shell condition
- Large one acre securely fenced and gated site
- Reception area, offices and small mezzanine
- Highly prominent position fronting the A52
- Easy access to the A52, A38 and M1
- Guide price - £1.7 million



**FOR SALE**



Location



Gallery



Video



Contact



## Location

The property is situated on Chequers Road within the established West Meadows Industrial Estate, and is conveniently located close to Pentagon Island at the intersection of the A52 (Derby to Junction 25 of the M1 motorway) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway.

The property therefore has good road connections to the M1 motorway, city centre and inner and outer ring roads.

## The Property

The property comprises two detached industrial/warehouse units situated on a securely fenced and gated site of approximately one acre in size.

The larger of the two units has offices to the front and clear span warehouse accommodation to the rear. The minimum eaves height is 2.5 metres rising to 6.0 metres. There are two roller shutter loading doors to the rear and one to the front.

The smaller of the two units is predominately open plan warehouse space with a minimum 3.0 metres eaves rising to 3.8 metres. There are front and rear roller shutter loading doors.

Both units benefit from 3 phase power.

Externally there are approximately 32 parking spaces to the front and side of the unit. To the rear of the property there is a substantial yard, with a delivery entrance. There are large access gates to both the front and rear of the site.



## Accommodation

The property provides the following approximate gross internal floor area:

Property	M <sup>2</sup>	FT <sup>2</sup>
Main warehouse	1,064	11,453
Offices and reception	117	1,259
Mezzanine	80	861
Second warehouse	741	7,976
<b>Total</b>	<b>2,002</b>	<b>21,549</b>

(These figures are guidance purposes only and prospective purchasers are advised to make their own enquiries).

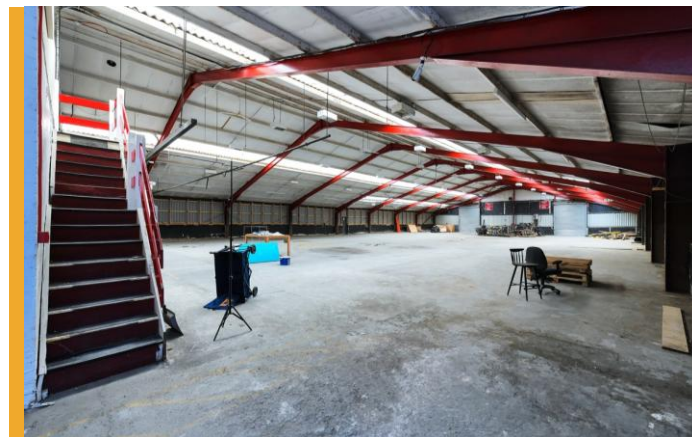
The site area is approximately 1.07 acres (0.43 hectares).

## Business Rates

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

Description: Auction house and premises  
 Rateable value: £74,000

The current UBR is 55.5p, however, all interested parties are advised to make their specific enquiries with the local billing authority 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

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:

**50 Chequers Road – 74 C**  
**50A Chequers Road – 80 D**

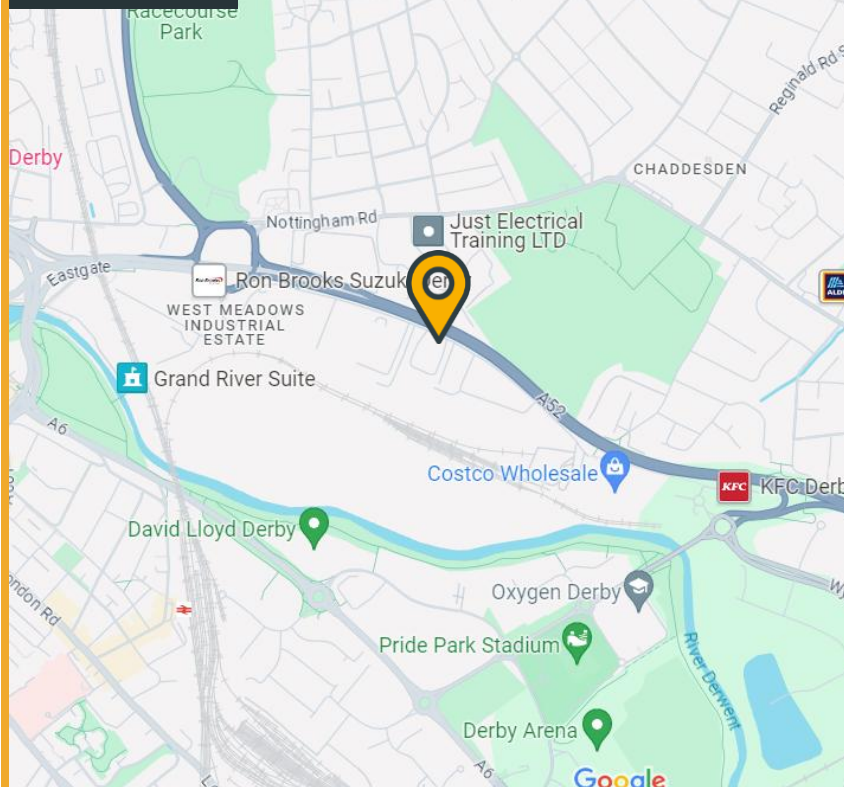
## Identity Checks

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.

**WHAT 3 WORDS:** broom.origin.stress

**SAT NAV:** DE21 6EN



## Price

The freehold is available with vacant possession at a guide price of:-

**£1,700,000**

**(One million, seven hundred thousand pounds)**

## VAT

We confirm all figures quoted are exclusive of VAT, which is payable 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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