



**PRIME INDUSTRIAL PARK**

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**1,769 SQ FT (164 SQ M)**

Shaftesbury Street, Derby • DE23 8YB

**UNIT 10**





## 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.

Nearby companies include Bombardier and Rolls Royce. The area is popular with manufacturers, storage operators and trade counter outlets.



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
10	1,769	164

## SPECIFICATION

- Hybrid industrial/office unit
- Two storey office accommodation
- Kitchen and WC facilities
- Roller shutter loading door
- Secure, gated estate

## BUSINESS RATES

Available on request.

## SERVICE CHARGE

Available on request.

## EPC

Available on request.

## VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



**Brodie Faint**  
07516 770513  
brodie@cpp.uk



**Crobin Archer**  
07929 716 330  
corbin.archer@fhp.co.uk

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