Unit 2C | **Masons Place** | Nottingham Road | Derby | DE21 6AQ

Good quality industrial/warehouse premises close to the A52 and Derby city centre

360m²
(3,880ft²)

- Mid terraced industrial unit
- Established industrial location
- Warehouse space with substantial mezzanine
- Excellent access to the A52 and M1 motorway
- Roller shutter loading door
- Immediately available on new lease terms
- Rent - £25,000 per annum



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Masons Place is located approximately 1 mile from Pentagon Island/ A52 at its intersection with Sir Frank Whittle Road (A61). The estate sits on the edge of Derby with excellent access to the city centre but also to Junction 25 of the M1 motorway via the A52.

The Property

The property provides a mid terraced steel portal framed industrial unit. The warehouse benefits from a substantial mezzanine and W/C facilities. The total specification includes:

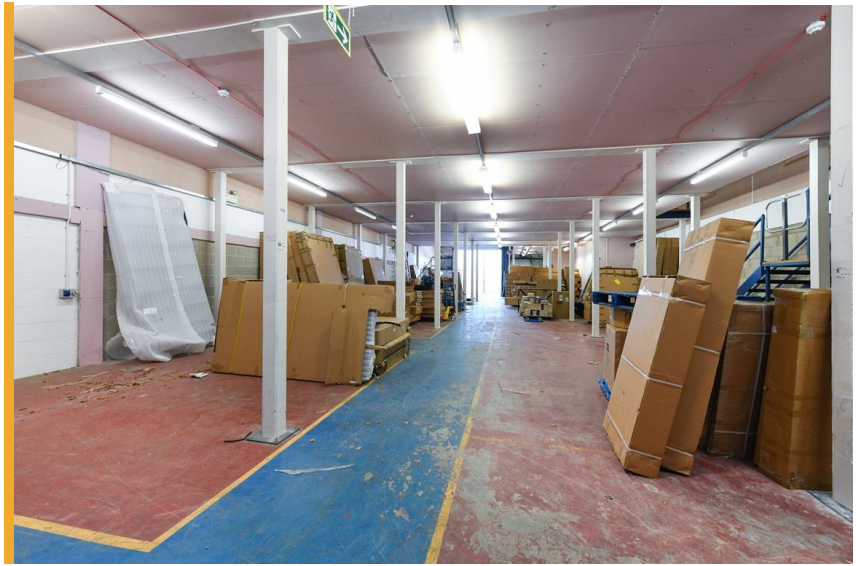
- 3 phase power
- Warehouse strip lighting
- Roller shutter loading door
- Substantial mezzanine
- Dedicated car parking

Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):

360m² (3,880ft²)

(This information is given for guidance purposes only)













EPC

The properties Energy Performance Rating will be assessed upon completion of splitting the units.

Business Rates

The unit will be assessed upon completion of splitting the units. Small business rates relief may be available dependent on the unit size and the type of business leasing the unit.

Please make your own enquiries to Derby City Council.

Planning

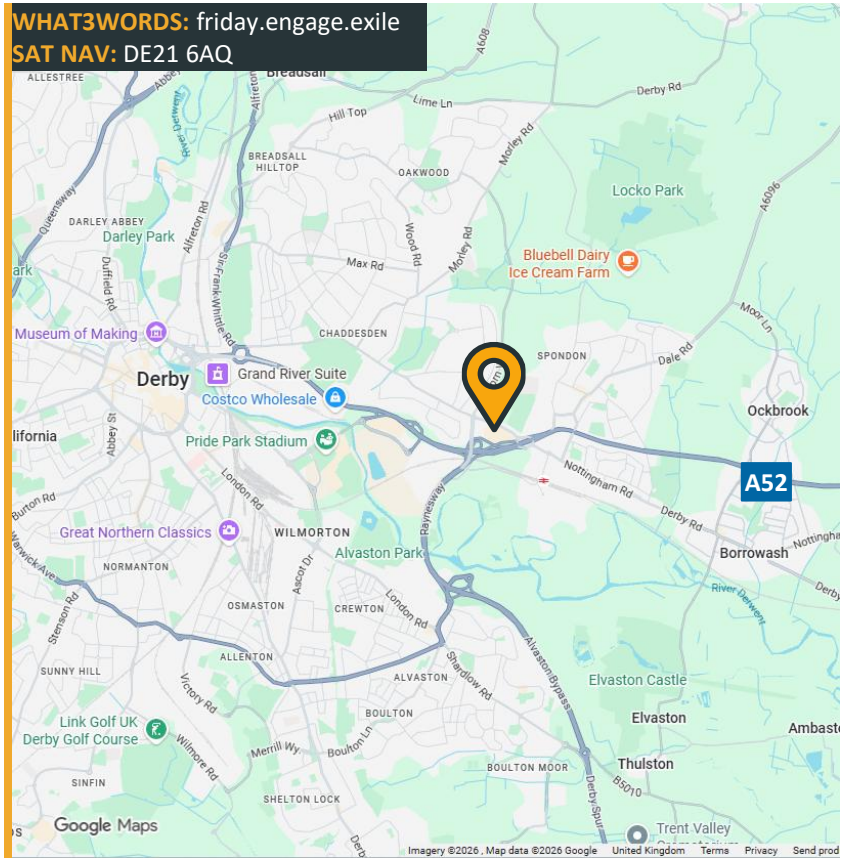
The building has planning permission for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information.

Legal Costs

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



Rent

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of:

£25,000 per annum

VAT

It is understood that VAT 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.