



Warehouse Facility

Sizes 5,628 sq. ft. (523 sq. m)

- Secure, gated site
- Single ground level loading door
- Convenient access off A514 Osmaston Road

Warehouse Facility – To Let

Size 5,628 sq. ft. (523 sq. m)

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. The area is popular with manufacturers, storage operators and trade counter outlets.

Description

The property comprises industrial accommodation with small office area and incorporates roller shutter loading door, accessed from the courtyard.

Services

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use.

Accommodation

The scheme comprises the following accommodation:

Ground floor Warehouse 500 sq. m (5,380 sq. ft.)

Office 23 sq m (248 sq. ft.)

Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £32,375 per annum.

Tenure

Leasehold

Service/estate charge

A service/estate charge is payable in respect of the upkeep of common areas of the estate

Business Rates

Occupiers will be liable to pay business rates, current RV £21,000, please check payable figure with Local Authority

Planning

The property has previously been used for storage and office purposes. Interested parties must rely on their own enquiries of the Planning Authority, Derby City Council.

EPC Rating

The unit has an EPC rating of C70. A full copy is available on request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

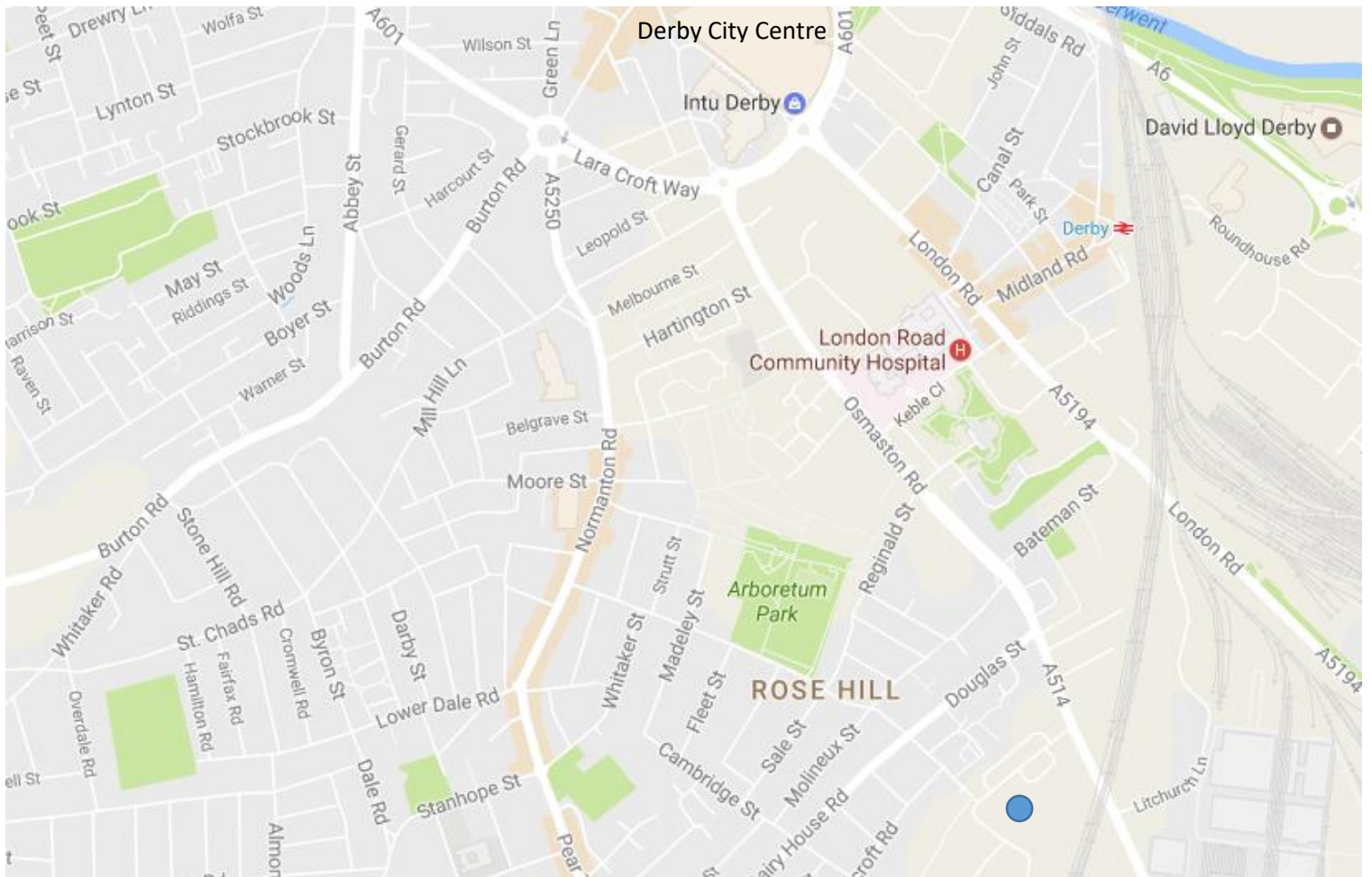
VAT is payable

AWAITING INTERNAL IMAGES POST REFURBISHMENT

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Further Information/viewing

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Date of Particulars February 2021



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