



Warehouse Facility

Sizes 6,169 sq. ft. (574 sq. m)

- Secure, gated site
- Two storey offices
- Convenient access of A514 Osmaston Road

Warehouse Facility – To Let

Size 6,169 sq. ft. (574 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 and office space and incorporates roller shutter loading door, accessed from the courtyard. There are WCs, reception foyer, together with car parking

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	484 sq. m (5,199 sq. ft.)
Ground Floor Office	45 sq. m (485 sq. ft.)
First floor Office	45 sq. m (485 sq. ft.)
Total	573 sq. m (6,169 7ft ²)

Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £35,475 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 £22,750, 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.

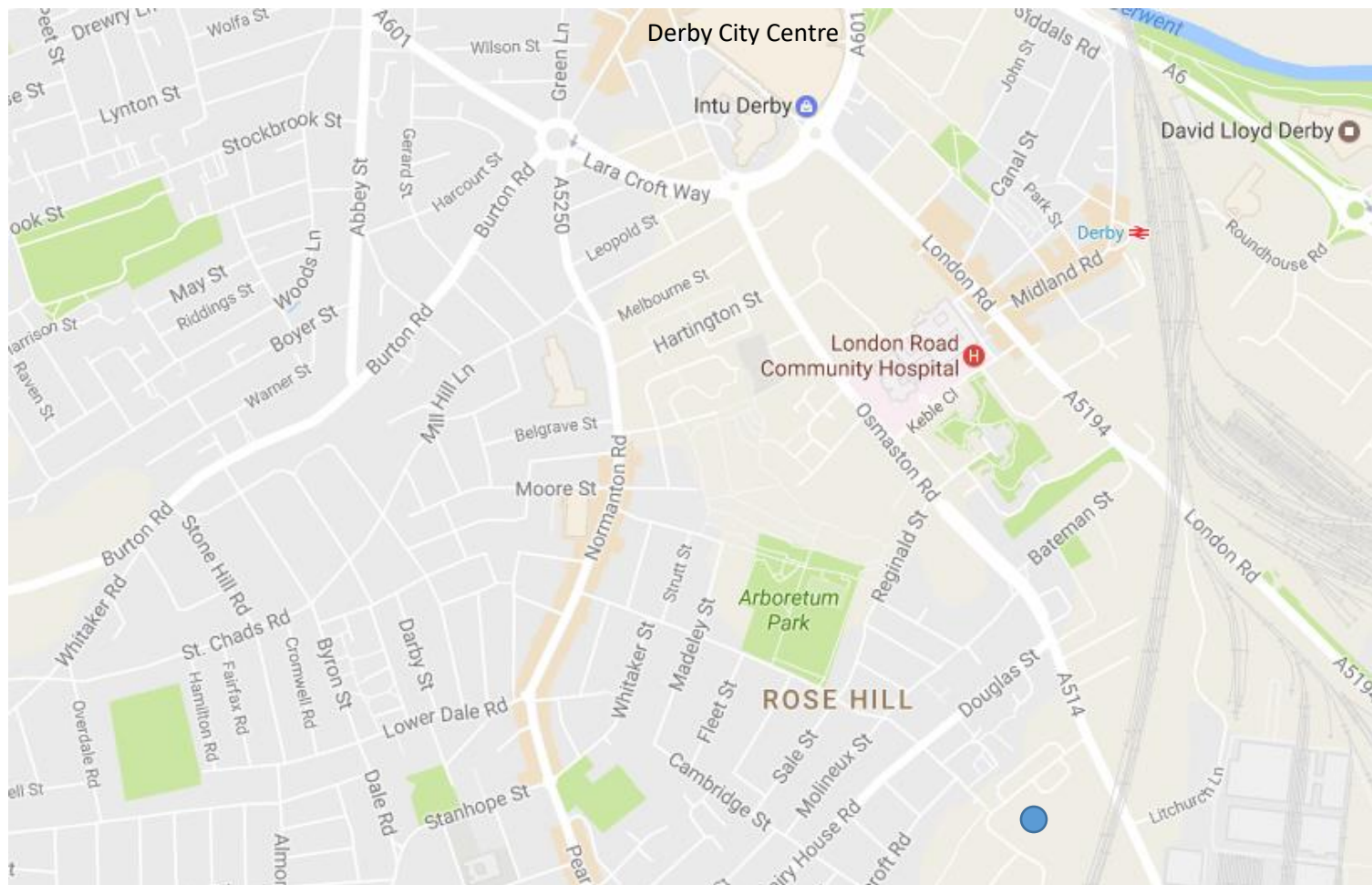
VAT

VAT is payable

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Further Information/viewing

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Date of Particulars February 2021



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