



## Warehouse/Industrial Unit 3,814 Sq Ft (354.32 Sq M)

- End terrace industrial unit
- Established estate on the edge of Derby City Centre
- Single ground level roller shutter door

# Warehouse/Industrial Unit

## 3,814 Sq Ft (354.32 Sq M)

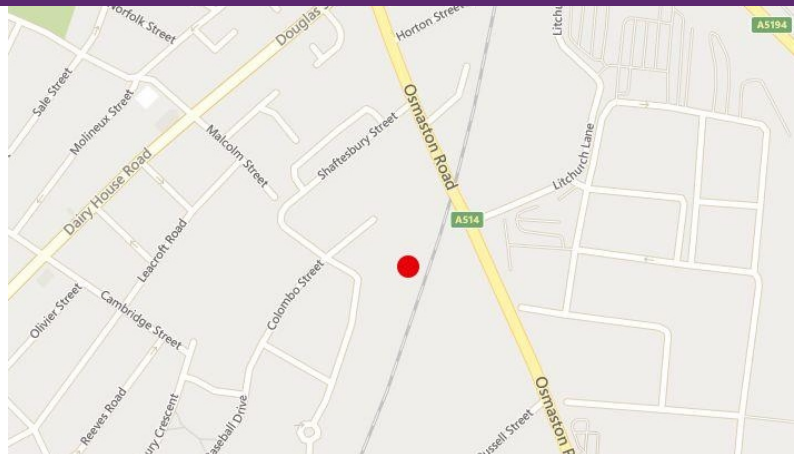
### Description

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.

### Description

- End terrace production/warehouse unit
- Gated estate
- Convenient access off A514 Osmaston Road
- Roller shutter loading door
- Office and toilet block

Warehouse 2,206 sq ft  
Offices 1,014 sq ft  
Mezzanine 594 sq ft  
Total 3,814 sq ft



### Terms

Available by way of a new lease on terms to be agreed.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Current Rateable Value is £14,250

### EPC Rating

EPC Available upon request

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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