



Preliminary Details - Modern Warehouse Facility
6,655 sq ft (618sq m)

- Modern end terrace warehouse unit
- Situated adjacent to Tile Giant, B&Q and Sainsbury's
- 6m eaves
- 1 ground level loading door.
- Office accommodation.
- Large shared yard area

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Location

The site is located on Peak Drive, accessed off the A5111 Outer Ring Road leading into the Sainsbury's superstore. Nearby occupiers include Tile Giant, B&Q, McDonald's and Access Self-Storage, which endorse this as an established trade/retail/roadside location south of Derby City Centre.

The estate is located close to the junction of the A5111 outer ring road and A514 Chellaston Road, which is also the main arterial route into Derby City Centre from the suburbs of Allenton, Chellaston and Shelton Lock.

The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond. The subject property lies just north of the established Sinfin Industrial area, Major occupiers here include Rolls Royce, Reckitt Beckinsler, Kuehne + Nagel & Morrisons

Description

The property comprises a well specified modern warehouse facility of steel portal frame construction with insulated profile cladding to eaves and roof covering. Key features include:

- 6m eaves
- Office and WC provision.
- 1 level access electrically operated loading door
- Shared yard.
- Connection to mains services
- Kitchenette

The site is fully fenced and gated.

Accommodation

The premises have been measured to confirm the following GIA:

	sq.ft.	sq.m.
Ground floor warehouse	5,877	546
Office	505	47
Office Extension	273	25
Mezzanine	699	65
Total (exc Mezzanine)	6,655	618

Services

Mains electricity and water is provided to the unit, together with broadband.

Interested parties should ensure capacity is sufficient for their use.



Business Rates

The premises are assessed with a 2023 Rateable Value of £43,500

Planning

We understand the property has permission for E(g)iii, B2 (general industrial) and B8 (storage and distribution) use. Interested parties are to rely on their own enquiries.

EPC

The property has an EPC rating of D86.

Tenure

The property is available by way of a new lease on terms to be agreed. Please contact the agents for further information.

Terms

Quoting rent £56,575 per annum + VAT.

Service Charge

A service charge is levied for maintenance and repairs of common areas. Interested parties should contact the agents for further information.

VAT

VAT is payable.

Further information/Viewings

Stuart Waite - CPP
T: 0115 896 6611
M: 0743 247 2402
E: stuart@cpartners.co.uk

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Location Plan



Site Plan



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