



Industrial/Warehouse Unit Sizes 8,156 sq. ft. (758 sq. m)

- Production/warehouse unit
- Secure, gated estate
- Convenient access of A514 Osmaston Road
- Reception area
- Within close proximity of Rolls – Royce and Bombardier.

Industrial/Warehouse Unit – To Let

Size 8,156 sq. ft. (758 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. Nearby companies include Bombardier, Rolls Royce and 2 Sisters. The area is popular with manufacturers, storage operators and trade counter outlets.

Description

The property comprises industrial/warehouse space and incorporates roller shutter loading door, accessed from the courtyard.

There are WCs, reception foyer, together with car parking to the front.

Services

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

Accommodation

The scheme comprises the following accommodation:

Unit 8 – 8,156 sq ft (758 sq m)

Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £29,500 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 £27,250, please check payable figure with Local Authority

Planning

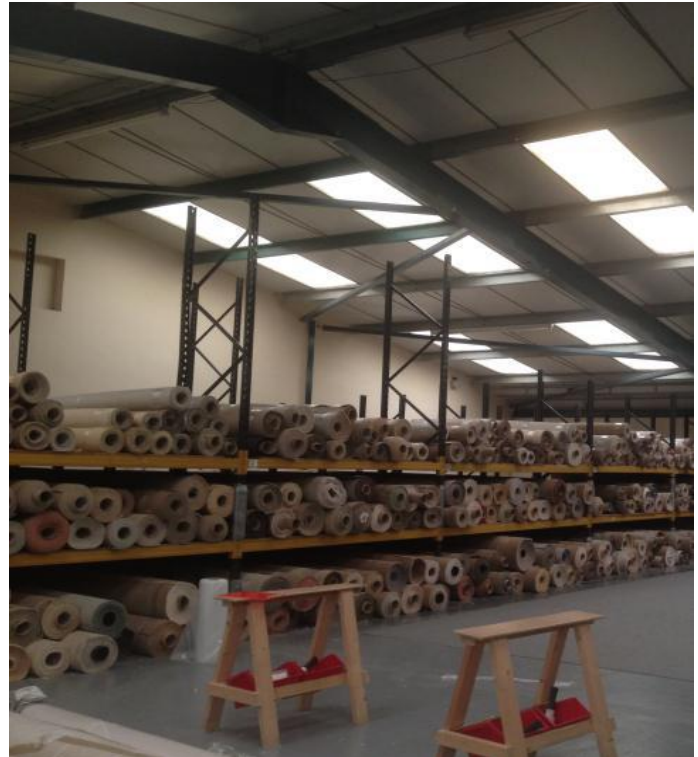
The property has previously been used for storage purposes. Interested parties must rely on their own enquiries of the Planning Authority, Derby City Council.

EPC Rating

The unit has an EPC rating of D77. A full copy is available on request.

Legal Costs

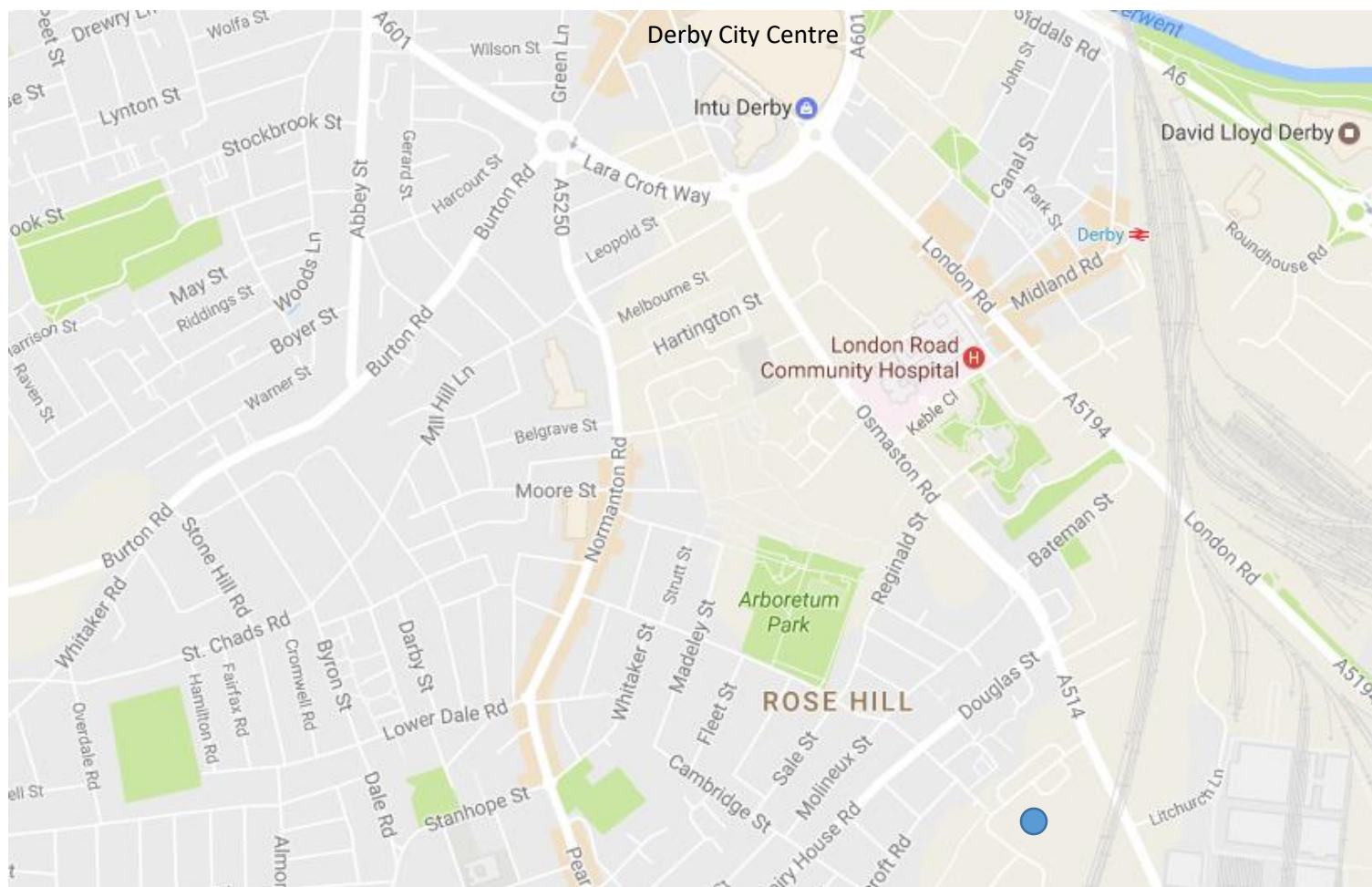
Each party to bear their own legal costs incurred in any transaction.



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Further Information/viewing

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Date of Particulars Feb 2016



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