



## Industrial/Warehouse Unit Sizes 8,560 sq. ft. (795 sq. m)

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

# Industrial/Warehouse Unit – To Let

## Size 8,560 sq. ft. (795 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 two storey offices with 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 – 8,560 sq ft (798 sq m)

### Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £29,950 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 £31,500, 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 D82. A full copy is available on request.

### Legal Costs

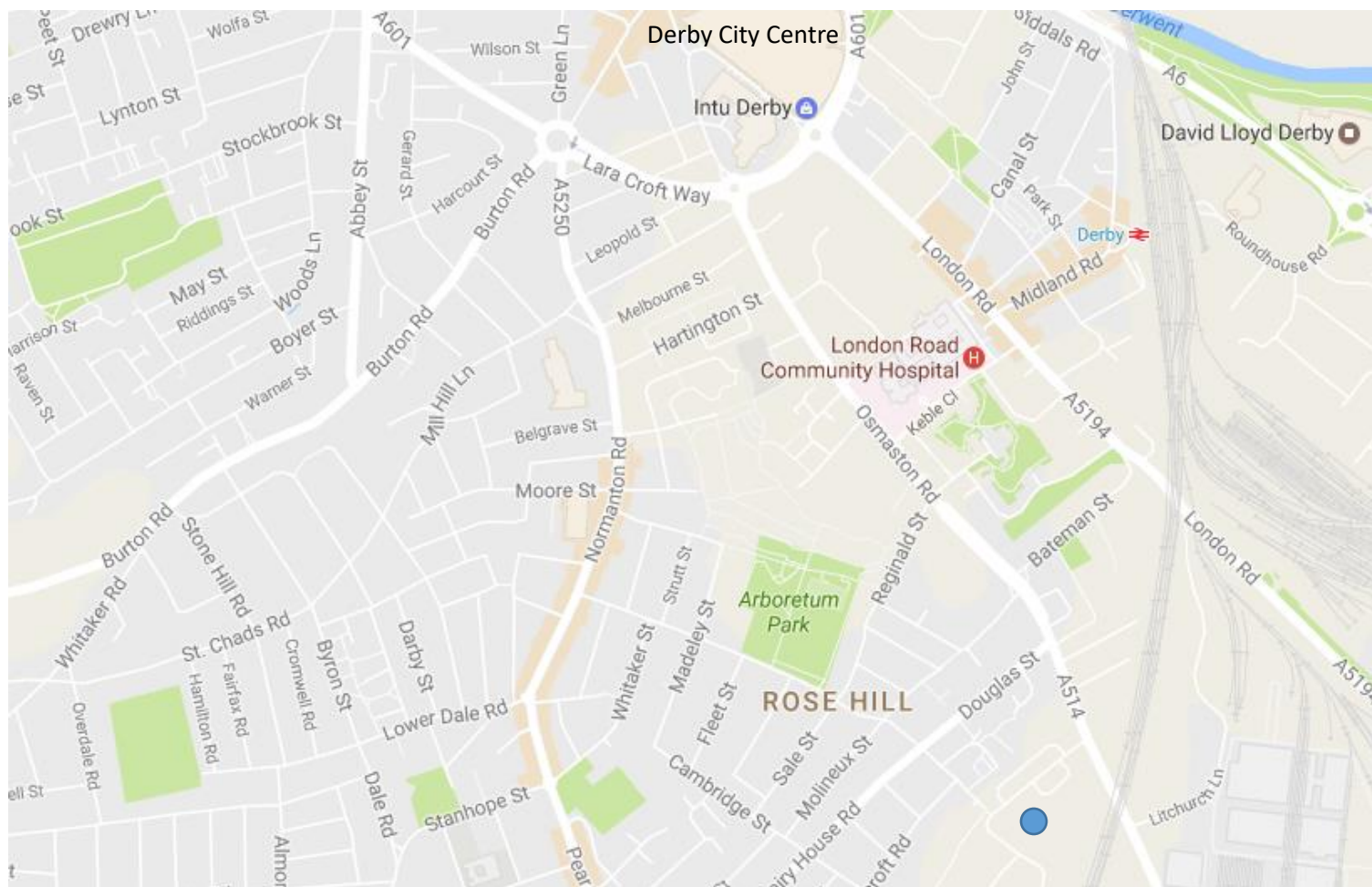
Each party to bear their own legal costs incurred in any transaction.



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### Further Information/viewing

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