



**FOR SALE/MAY LET - Industrial/Warehouse facility on large site**  
Options available from approximately 25,000 – 60,000 sq ft on 3 acres

- Prime 3 acre site with prominence onto the A52
- Existing 25,000 sq ft warehouse with ancillary buildings
- Can be acquired “as is” or refurbished and tailored to suit specific end user requirements.
- The site can accommodate a turn-key Design & Build unit up to approximately 60,000 sq ft (STP)
- Suitable for continued use industrial/warehouse facility or trade, open storage, builders merchants, subject to necessary consents.

# For Sale/May Let – Design & Build or Refurbishment Opportunity

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## Location

The property occupies a highly prominent position on Chequers Road which is conveniently located off Pentagon Island at the intersection of the A52 (Derby to Junction 25 of the M1 motorway) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway.

The property therefore benefits from excellent road connections to the M1 motorway, Derby city centre, the inner and outer ring roads.

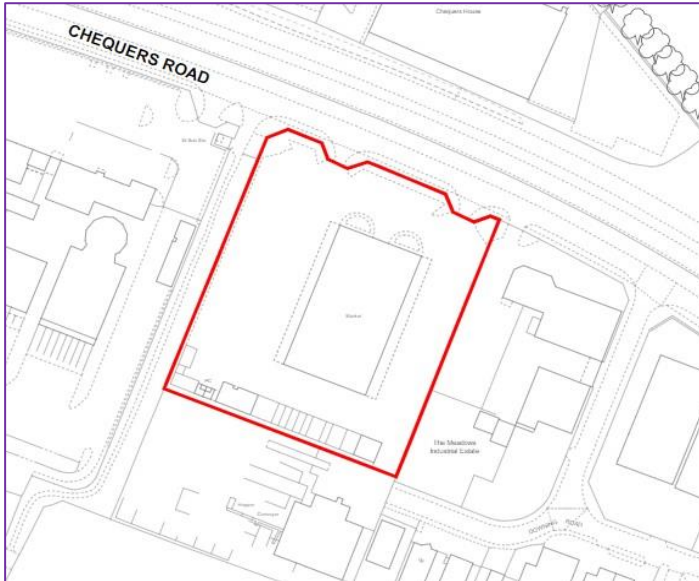
Chequers Road is popular with trade counter, car showrooms and other industrial/warehouse occupiers including: Inchcape Jaguar Land Rover, Mertrux Mercedes, Stratstone BMW, Motorpoint, John Pye Auctions and Browns Builders Merchants.

## The site

The site consists of the main detached warehouse building of steel portal frame construction with eaves of 4.68 metres, extending to some 25,000ft<sup>2</sup>, plus 6,100ft<sup>2</sup> of canopies. At the rear of the site is a steel frame terrace of units with brick and block elevations, comprising 11 units extending to some 7,500ft<sup>2</sup>. Plans are available on request.

The total site area is approximately 3 acres.

## Existing Site Plan



## Planning

The site was previously used as a wholesale market and we are of the opinion that it would be suitable for employment uses within use classes Eg(iii) B2 and B8 of the Town and country (Use Classes) order, subject to the necessary planning consents. Interested parties are advised to make their own enquiries with the Local Planning Authority.

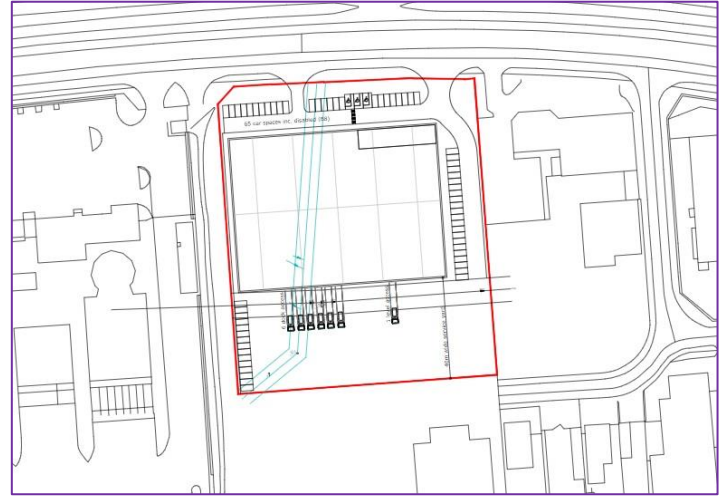
## Tenure

Freehold or Leasehold interest invited in either a build to suit industrial/warehouse facility up to approximately 60,000 sq ft, a refurbishment of the existing building or offers will be considered for the freehold interest in the site in its current condition.

## Quoting Rent/Price

On application and subject to an end user requirements/specification.

## Indicative layout



## Proposal

The site can be purchased or rented as seen or with buildings to be refurbished, split or reconfigured to a specification suited to individual occupier requirements.

Alternatively, new trade counter/industrial/warehouse units from 25,000ft<sup>2</sup> up to a maximum size of approximately 60,000ft<sup>2</sup> can be delivered to a specification to suit.

Please speak to the agents for further information.

## Business Rates

Business rates will be payable by any tenant or purchaser upon completion of premises. To be assessed upon occupation

## Legal Costs

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



## Further Information/viewing

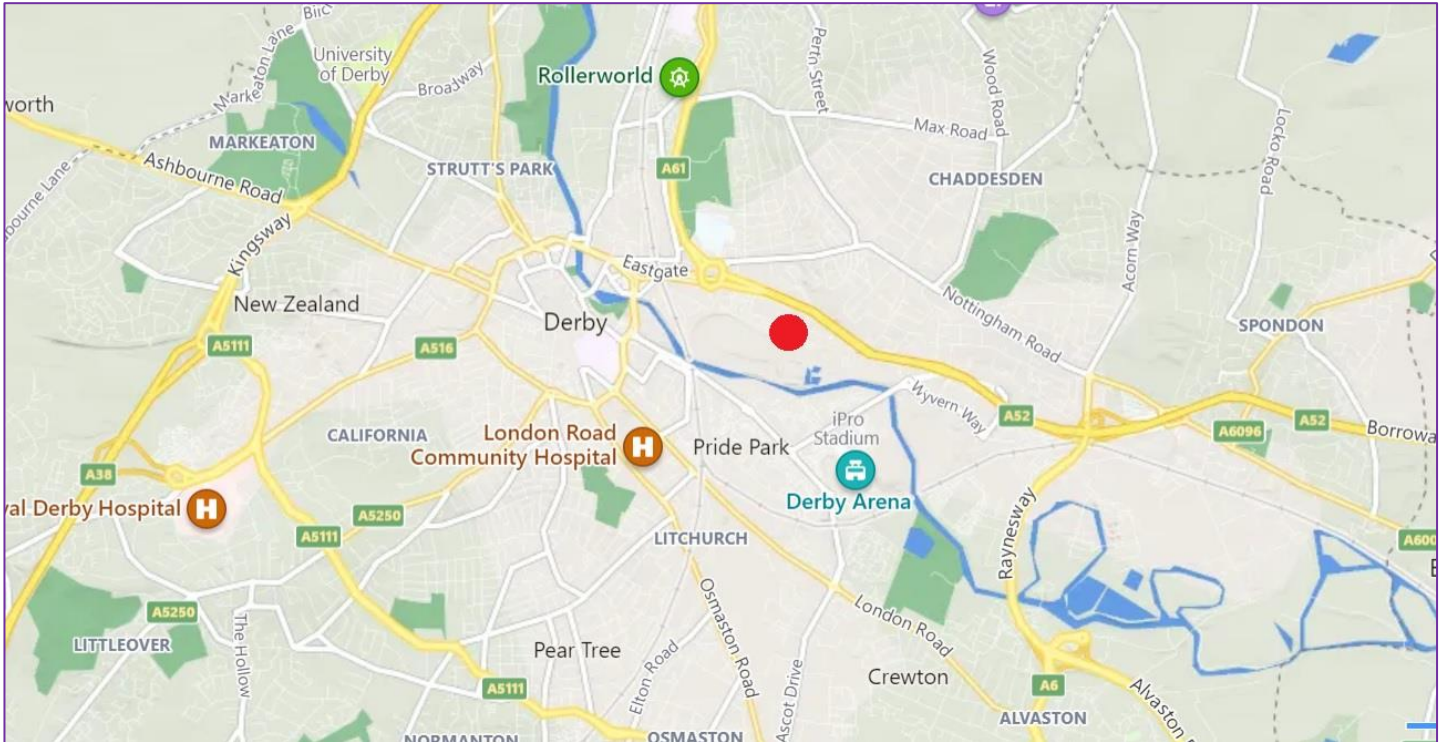
Sean Bremner – CPP  
M: 07541 505980  
E: [sean@cpartners.co.uk](mailto:sean@cpartners.co.uk)

Stuart Waite – CPP  
M: 07432 472402  
E: [stuart@cpartners.co.uk](mailto:stuart@cpartners.co.uk)

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### Location



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