



## Recently refurbished industrial/office warehouse unit 3,867 Sq Ft (359.24 Sq M)

- Hybrid Office/Warehouse Unit
- Secure, Gated Estate
- Convenient Access of A514
- LED Lighting

# Recently refurbished industrial/office warehouse unit

## 3,867 Sq Ft (359.24 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 and Rolls Royce. The area is popular with manufacturers, storage operators and trade counter outlets.

### Description

The unit is a steel portal framed warehouse facility with brick and blockwork (2m) elevation, over cladded. The unit has been cosmetically refurbished to a high standard including new carpets and painting. The property comprises hybrid office/warehouse space with two storey offices.

### Key Features:

- Two storey office accommodation, kitchen and W/Cs
- Roller shutter loading door
- Recently refurbished
- LED Lights
- 3 Phase Power Supply
- Translucent light panels

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	1,764	163.88
Ground Floor Offices	1,407	130.71
First Floor Office	696	64.66
<b>TOTAL</b>	<b>3,867 SQ FT</b>	<b>359.24 SQ M</b>

### Terms

The premises are available to let by way of a new full repairing and insuring lease. Rent on application.

### VAT

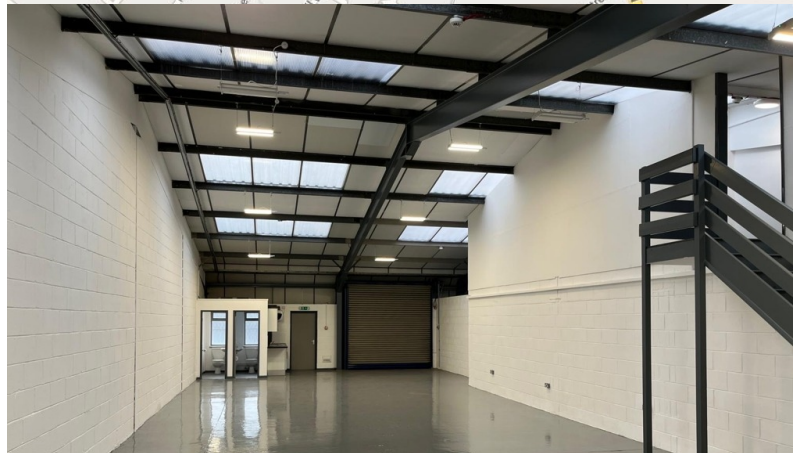
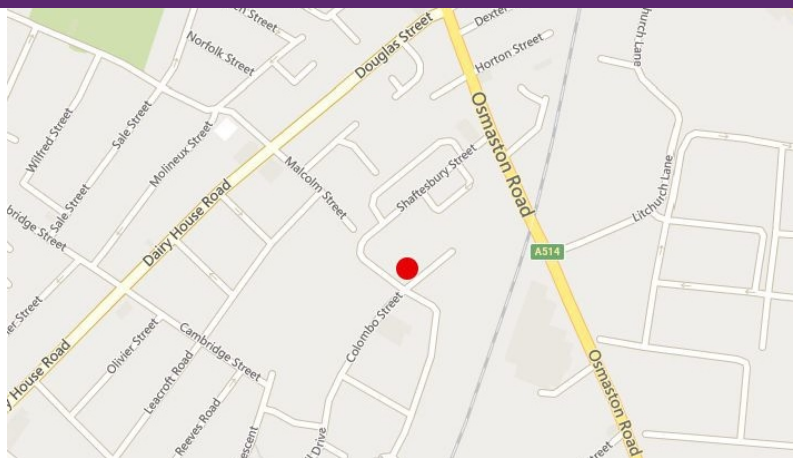
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

We note from the valuation office website that the property currently has an entry as follows: Rateable value: £18,750 per annum.

### EPC Rating

The property has an Energy Performance Certificate rating of D-76.



### 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

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