



PRIME INDUSTRIAL PARK

TO LET
INDUSTRIAL / WAREHOUSE UNIT
3,660 SQ FT (340 SQ M)

Shaftesbury Street, Derby • DE23 8YB

UNIT 7



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.



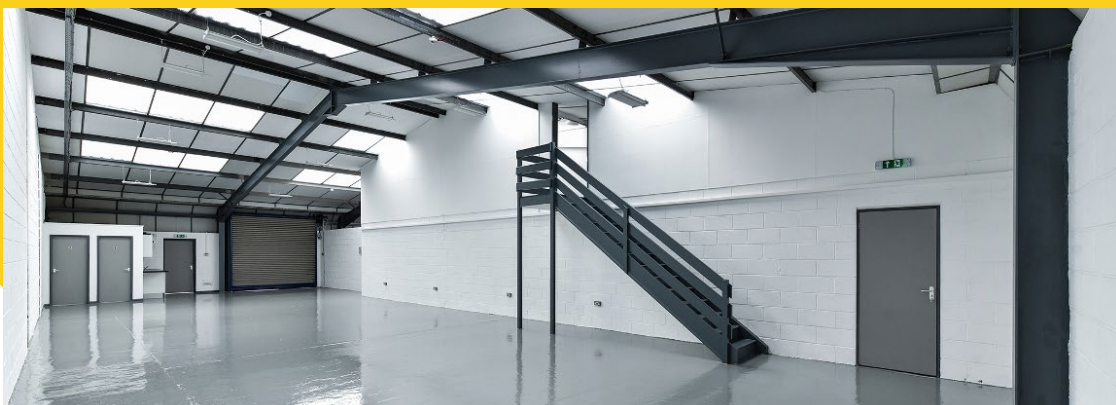
ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
7	3,660	340

SPECIFICATION

- Hybrid industrial/office unit
- Two storey office accommodation
- Kitchen and WC facilities
- Roller shutter loading door
- Secure, gated estate



BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

EPC rating B.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



Brodie Faint
07516 770513
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Corbin Archer
07929 716 330
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