

iBOX

PRIME INDUSTRIAL PARK

TO LET
INDUSTRIAL / WAREHOUSE UNITS
5,628 - 11,797 SQ FT

Shaftesbury Street, Derby • DE23 8YB



UNIT 3 - RECENTLY REFURBISHED

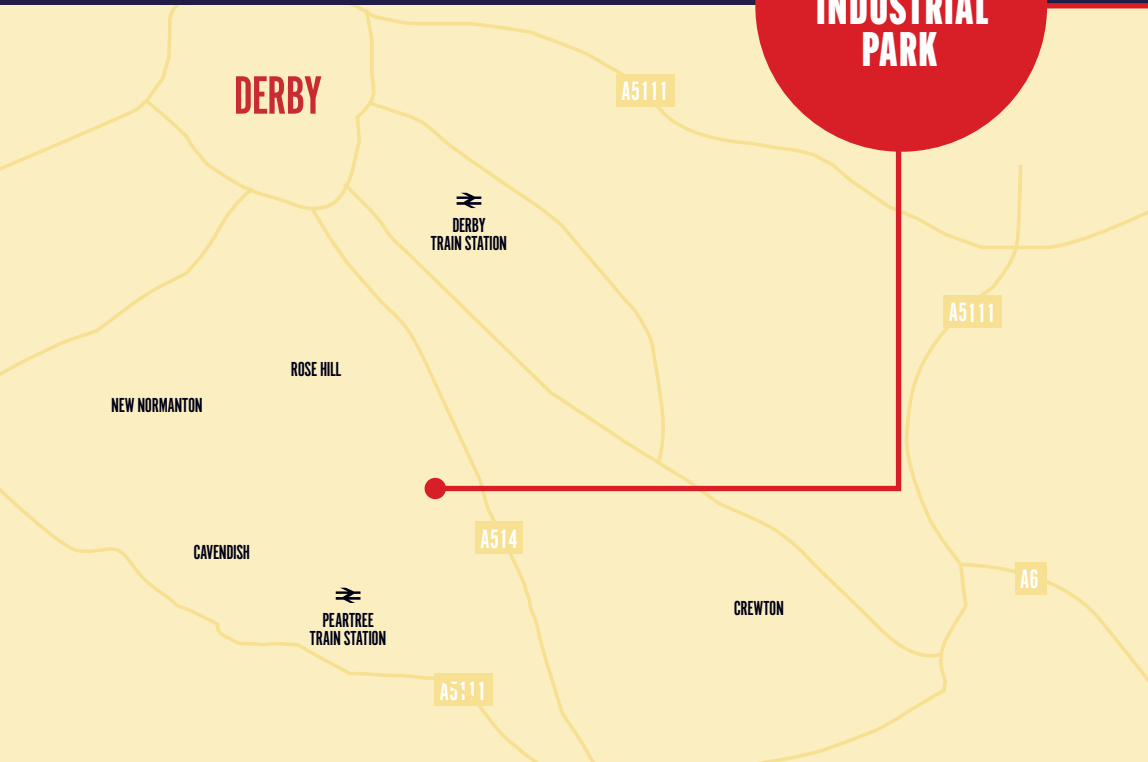
UNIT 4 - TO BE REFURBISHED

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.

**PRIME
INDUSTRIAL
PARK**



SPECIFICATION



Level access loading



LED lighting



4.21m eaves rising to 6m at apex



WCs



Office accommodation



Secure, gated site



DESCRIPTION

Steel portal frame units with brick and blockwork construction, overlaid with a pitched roof incorporating 10% translucent light panels. The accommodation is arranged across two bays and is available either individually or combined. Unit 3 has been recently refurbished to a high specification and Unit 4 is due to be refurbished.

ACCOMMODATION

UNIT	SQ FT	SQ M
3	6,619	615
4	5,628	528
3+4	11,797	1,096

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BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

Unit 3 Rating C

Unit 4 Rating B

iboxproperty.com

VIEWINGS

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



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