

**UNDER
REFURBISHMENT**



City Centre Trade Counter/ Industrial Unit - **Under Refurbishment** 14,230 Sq Ft (1,321.97 Sq M)

- Mid-terrace unit
- 2 level access loading doors with concrete forecourts
- Landlord enhancement works to include LED lighting, cosmetic upgrades, welfare provision, water supply and 150kVA 3 phase power supply
- Adjacent 0.4 of an acre compound also available

City Centre Trade Counter/ Industrial Unit - Under Refurbishment

14,230 Sq Ft (1,321.97 Sq M)

Location

Trafalgar Park is a small extension to Victory Park located off Victory Road, lying immediately South of Derby's Outer Ring Road (A5111) Osmaston Park Road. Immediately to the South is Derby's major expansive Rolls Royce industrial complex, with numerous supply chain occupiers in reasonable proximity. B&Q and Sainsbury's are also located nearby alongside a number of trade-counter and self-storage operators. The position benefits from good public transport connections from in and around Derby

The position provides relatively easy access to the A6 on the East which links to the A50 to the South, with the A38 located to the West providing a North-South connection to the M1 and Birmingham respectively.

Description

Unit 5A sits in a mid-terrace position within the wider Trafalgar Park scheme. Upon entering the park, the concrete road provides a one-way, full circulation route. The building is of a steel frame construction with party walls of concrete block construction. The roof is pitched with the supporting frame featuring truss-like lateral supports. The elevations to the front and rear are of a profiled cladding system incorporating a personnel/trade counter entrance. The unit features two loading doors, one to each end to allow a throughflow. There are concrete forecourts to service both loading areas.

In close proximity to the unit is a fenced and gated compound of 0.4 of an acre that is also available and could be traded in conjunction with Unit 5A.

Accommodation

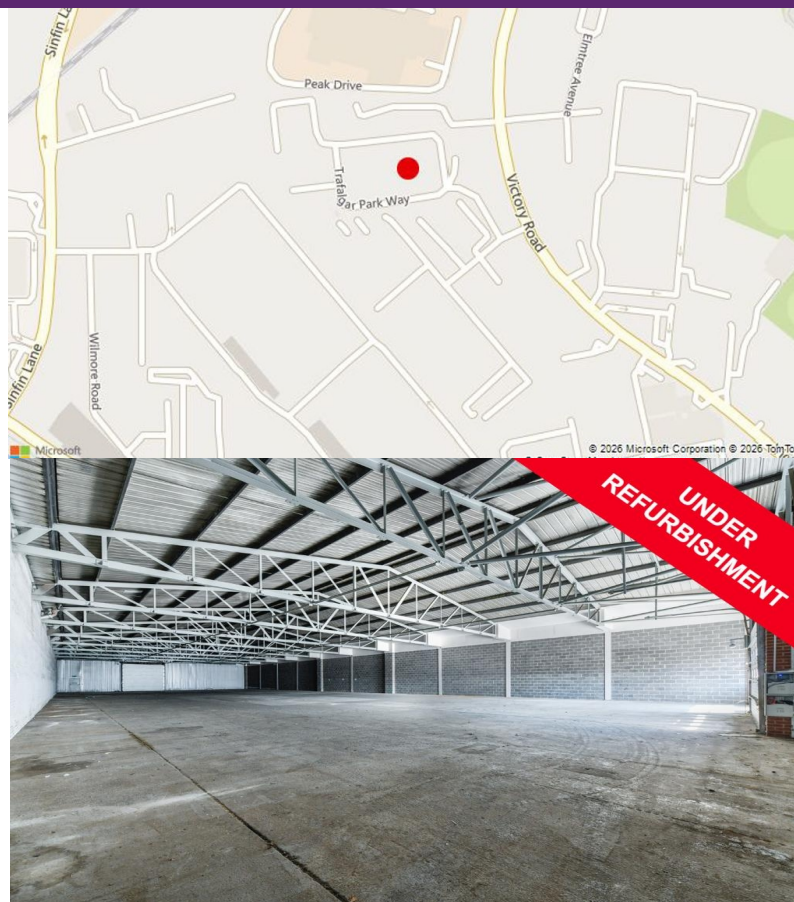
DESCRIPTION	SQ FT	SQ M
Unit 5A	14,230	1,321.97
TOTAL	14,230 SQ FT	1,321.97 SQ M

Terms

The property is available to both purchase and lease. Any lease will be drawn upon a Full Repairing and Insuring basis to include traditional commercial leasing terms, quoting rent is £105,000 per annum exclusive. The property can be purchased in its current condition and layout or subject to some landlord enhancement works. Pricing on application.

EPC Rating

The EPC rating is B (36).



Rateable Value

The property is assessed as "Warehouse & Premises" with a current rateable value of £79,500.

VAT

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

Anti-Money Laundering (AML)

To comply with AML Regulations, ID 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 the CPP agents:
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