



Modern Industrial / Trade Unit in Established Commercial Location

6,808 Sq Ft (632.46 Sq M)

- Available Now
- Level Access Loading
- Internal Eaves Height of 6.89m
- Excellent Access to the A5111 Outer Ring Road

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Location

The property is situated within an established retail, roadside and trade counter location to the south of Derby City Centre, adjacent to the main access road from the A5111 Outer Ring Road. The property is also close to the junction with the A514 Chellaston Road, providing convenient access to Derby City Centre and the surrounding areas of Allenton, Chellaston and Shelton Lock.

The location benefits from a strong mix of established occupiers, including Toolstation, B&Q, Sainsbury's, McDonald's and Access Self Storage.

Description

The property comprises a modern warehouse facility of steel portal frame construction, with insulated profile cladding to the elevations and roof, incorporating approximately 10% translucent roof lights.

Key features include:

- Mono-pitched roof with an internal eaves height of approximately 6.89m, rising to 8.68m at the apex
- Electrically operated level-access loading door, approximately 4m wide x 5m high
- Warehouse Lighting
- Secure gated shared yard
- Kitchenette
- WC facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,808	632.46
TOTAL	6,808 SQ FT	632.46 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

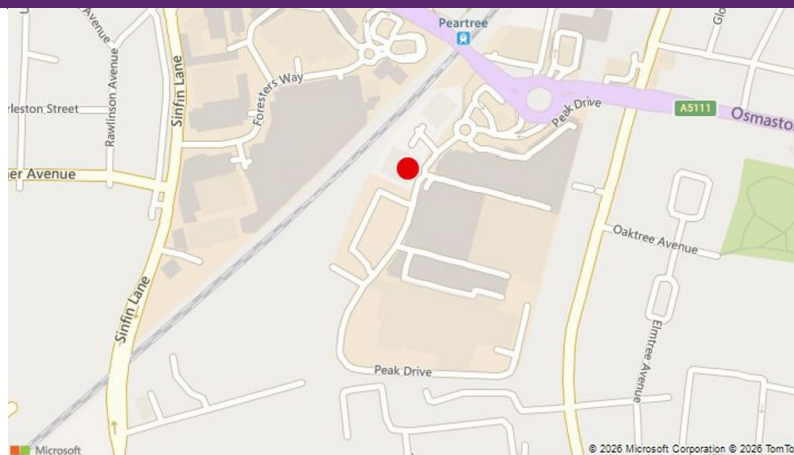
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

EPC Rating

The EPC rating for the property is C, 58.



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 the sole agents CPP
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