COMMERCIAL PROPERTY PARTNERS

To Let
Unit 3 Exchange Point, Peak Drive
Derby
DE24 8EB

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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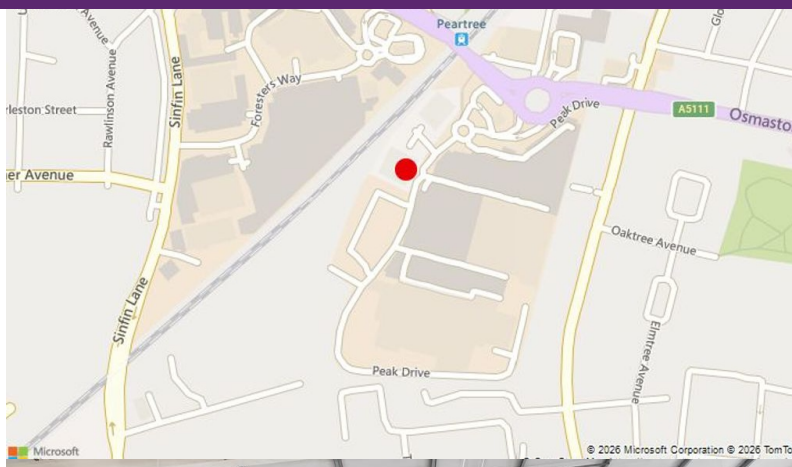

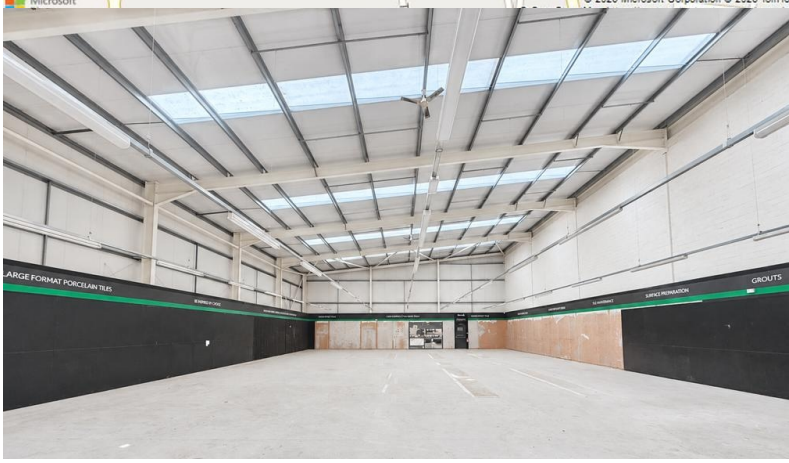

Location
The property is situated within an established retail, roadside and trade counter location to the south of Derby City Centre, adjacent to the main access road from the A5111 Outer Ring Road. The property is also close to the junction with the A514 Chellaston Road, providing convenient access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