

# TO LET

## Well Located Workshop/Warehouse Unit

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 35 Shaftesbury Street South  
Sir Francis Ley Industrial Estate  
Derby DE23 8YH



Rent: £37,500 per annum exclusive

- Detached industrial unit with first floor offices.
- Total Gross Internal Area of 655.23 m<sup>2</sup> / 7,053sq.ft.
- Secure and self contained yard with ample parking and loading.
- Located within the well established Sir Francis Ley Industrial Estate.
- Available July 2021.
- STRICTLY NO MOTOR TRADE



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## Location

The premises are located on Shaftesbury Street which is the principal estate road of the Sir Francis Ley Industrial Estate, a well established commercial location approximately 1 mile to the South of Derby City Centre, just off Osmaston Road (A514).

The subject property is located at the end of Shaftesbury Street South, close to the junction with Castings Road.

## Description

The property comprises a detached steel portal frame building with both facing brickwork and profile steel sheet elevations, rolled at the eaves and surmounted by a profile sheet roof inclusive of translucent rooflights.

Internally, the property has an open plan warehouse/workshop with an eaves height of approximately 3.5m and benefits from a concrete floor with inset cabling, suspended power points and a warm air heating unit together with destratification fans. To the front elevation there is a loading door which measures approximately 3.6m x 2.9m high.

The property also provides a two storey office block with the ground floor consisting of a reception, office, kitchen and unisex toilets. The workshop has independent welfare facilities comprising of a canteen together with ample toilet facilities.

The first floor comprises further cellular office accommodation together with access to a mezzanine storage area overlooking the workshop.

Externally, the property is located on an enclosed site with a mixture of palisade fencing and brickwork walling. A pair of double gates provide access off the estate road and lead to a macadam surfaced yard area with ample parking and loading to the front and side.

## Accommodation

The property comprises:-

Ground Floor:	553.59m <sup>2</sup> / 5,959 sq.ft.
First Floor:	101.64m <sup>2</sup> / 1,094sq.ft
Gross Internal Area:	655.23m <sup>2</sup> / 7,053sq.ft

## Services

It is understood that mains electricity, gas, water and drainage are connected to the property. The property benefits from 400amp 3 phase electricity.

## Business Rates

We understand that the property has a Rateable Value of £23,500. Interested parties are advised to confirm this figure with Derby City Council.

## Leasehold Terms

The property is available to let by way of a new full repairing and insuring lease, subject to 3 or 5 yearly upward only rent reviews where appropriate.

## Rent

The property is available to rent at £37,500 per annum exclusive of rates and all other outgoings.

## VAT

VAT is applicable on this transaction at the prevailing rate.



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## Energy Performance Certificate

The property has an EPC assessment of D83.

## Planning

We understand that the unit is suitable for industrial and storage/distribution uses under Use Classes B2 and B8 of the Town and Country Planning act (as amended). Interested parties are advised to confirm this position with the Local Planning Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

## Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

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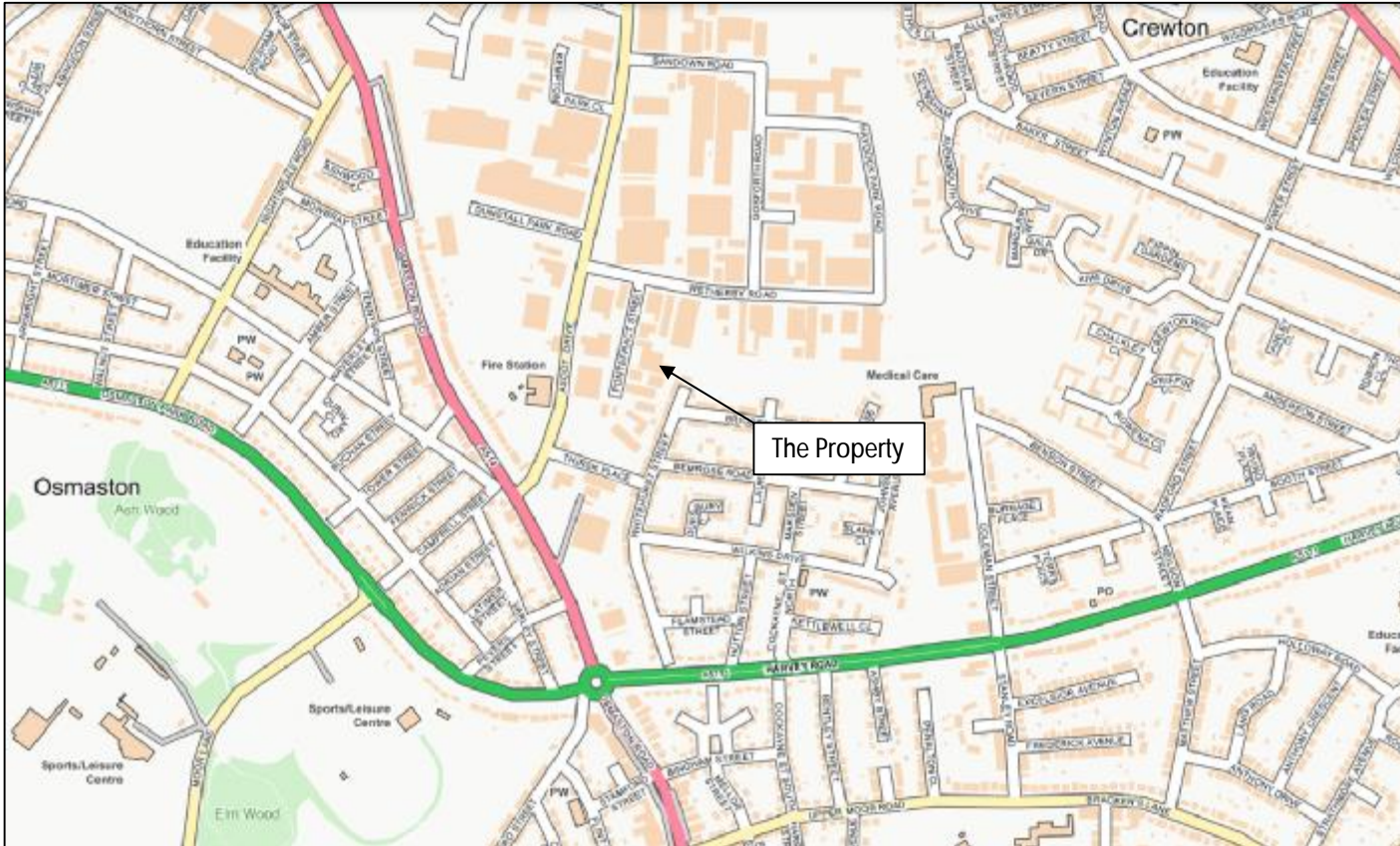
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This brochure is intended to be a guide only so please read these important notes:

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