

TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Modern Industrial Unit

Workshop Premises, Gosforth Road, Osmaston
Park Industrial Estate, Derby DE24 8HU



Leasehold: £65,000 per annum exclusive

- Total Gross Internal Area of 1,053.81 m² / 11,343 sq.ft.
- 6.0m eaves height.
- Loading doors measuring c. 3.6m (wide) by 3.4m (high).
- Enclosed security fenced site with parking and loading.
- Established industrial location.
- Prominent corner plot.



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Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the west of Junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham.

The subject property is located on Osmaston Park Industrial Estate, which is a planned, purpose-built industrial area lying approximately 3 miles to the south-east of Derby City Centre.

More specifically, the property is situated on Gosforth Road which runs parallel with Ascot Drive and is accessible via Sandown Park Road or Wetherby Road.

Description

The property comprises a detached industrial unit which benefits from a high bay workshop. The property is mostly of steel portal frame construction with a combination of profile sheet and brickwork clad elevations surmounted by a pitched sheet roof.

Internally, the property provides substantial office and welfare facilities within the original core, with the warehouse/workshop sited to the rear. The rear workshop is open plan and benefits from a painted concrete floor, strip lighting and a suspended warm air blower. The newer warehouse/workshop also provides open plan accommodation with a concrete floor and LED lighting.

In terms of specification, the office accommodation has been finished to a high standard comprising painted plaster walls and ceilings with glazed partitioning creating smaller meeting areas, carpet floor coverings, strip lighting and centrally heated radiators.

Externally, the premises are fully enclosed by palisade fencing with two access points; one located off Gosforth Road and the other located off Newbury Road. Parking and loading space is provided to the front, side and rear of the property.

Accommodation

The property comprises:-

Workshop and Offices: 569.12m² / 6,126sq.ft.

High Bay Warehouse: 484.69m² / 5,217sq.ft.

Total Gross Internal Area: 1,053.81 m² / 11,343 sq.ft.

Canopy 83.82m² / 902sq.ft.

Tenure

The property is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent

The property is available to rent at £65,000 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable on the transaction at the prevailing rate.

Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of:

Workshop and Premises: £44,500

Interested parties are advised to contact the Local Billing Authority for further confirmation.



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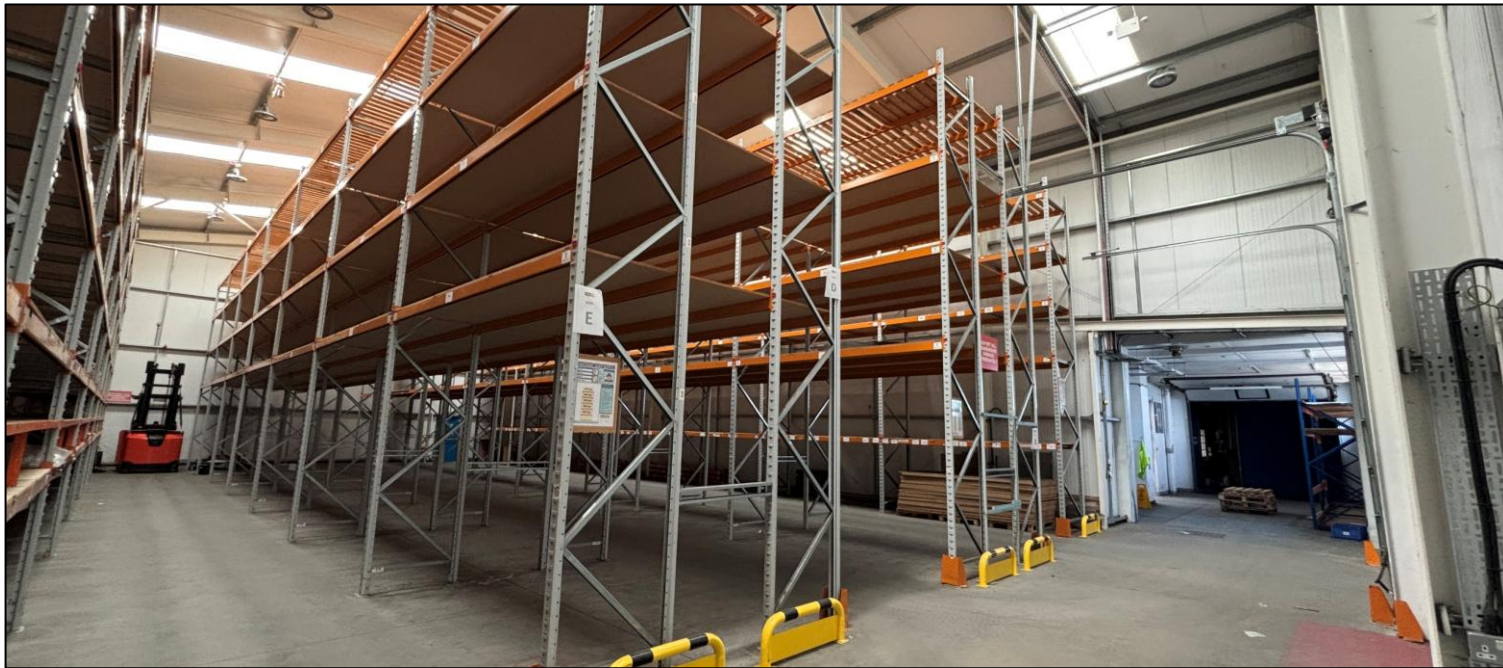
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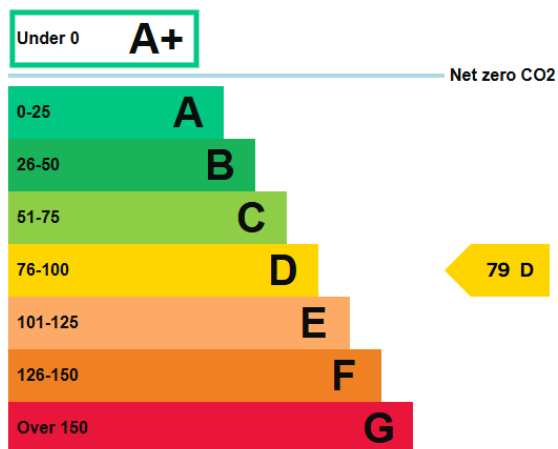


Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Energy Performance Certificate

The property's energy rating is D.



Planning

We understand that the property is suitable for industrial/storage uses.

Interested parties are advised to confirm the current planning 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 purchaser.

Further Information / Viewings

Viewing is strictly via prior appointment with agents, Salloway:-

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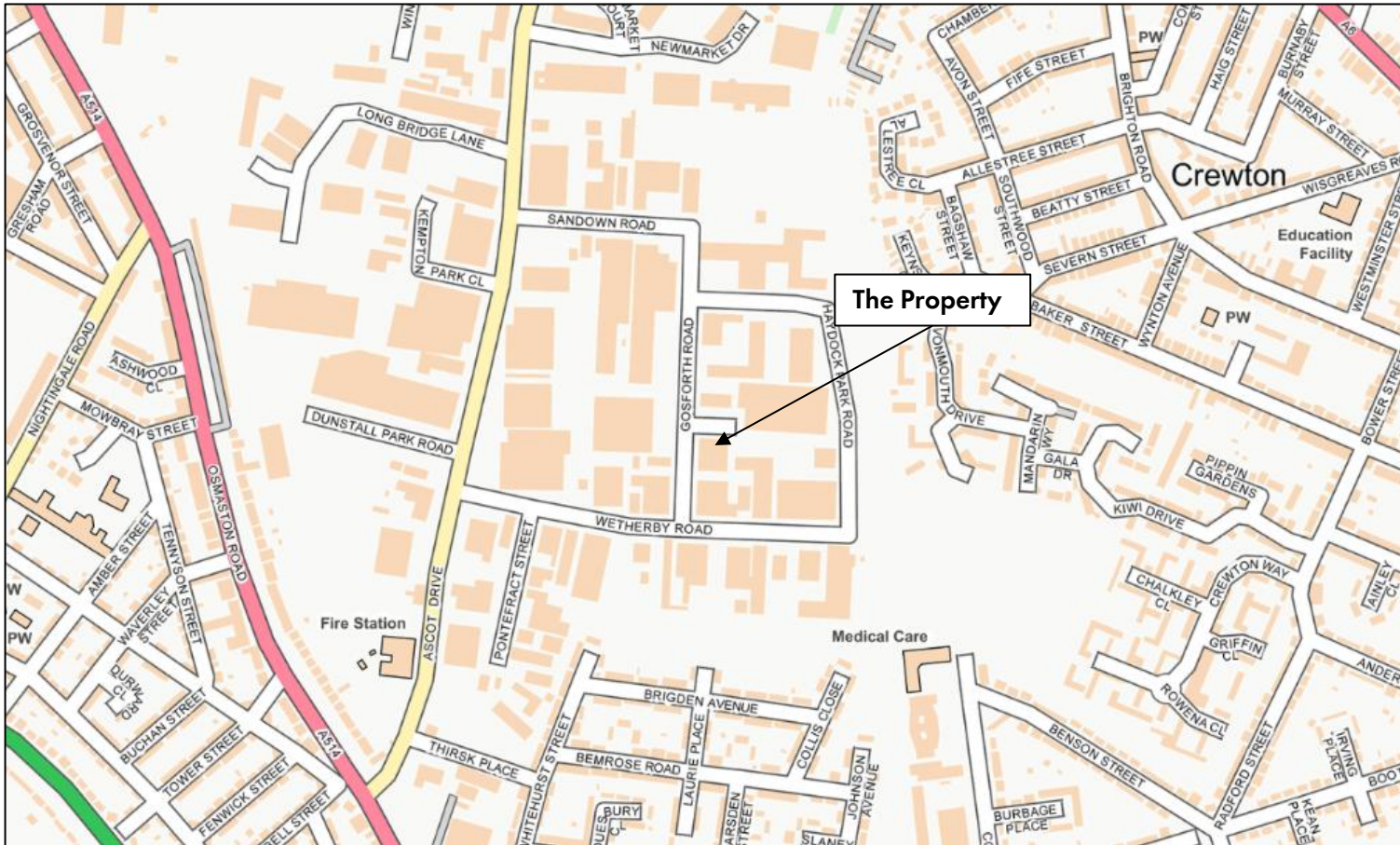
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