

TO LET

High Quality Hybrid Business Unit

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 10C Sawley Park, Nottingham Road, Derby, DE21 6AS



Rent: £16,500 p.a.x.

- High quality modern hybrid business unit incorporating ground and first floor office accommodation and useful ground floor workshop.
- Car parking provisions for approximately 6 vehicles together with loading space located directly in front of the building.
- Total Gross Internal Area of 203.5 m² / 2,189 sq.ft.
- Situated within the popular and attractive Sawley Park development, just off Nottingham Road, within 500m of Pentagon Island; a major transport intersection which provides convenient road access to the national road network via the A52 and A38.



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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.

Sawley Park is located approximately 1 mile to the east of Derby City Centre, on the southern side of Nottingham Road, around 500m to the east of Pentagon Island.

Pentagon Island is a major intersection of the A52, A38 (A61 Ring Road) and the City's Inner Ring Road. The A52 provides dual carriageway access to the M1 J25 and Nottingham.

Description

Unit 10C comprises a semi-detached hybrid business unit of steel portal frame construction with brick and block lower elevations and composite steel-clad upper elevations surmounted by a mono-pitched, double skin steel clad roof.

Internally, the property provides predominantly office accommodation over two floor levels and includes a useful ground floor workshop with roller shutter door measuring approximately 3.0m (width) by 3.3m (height).

The office accommodation over both floors comprises carpet tile floor coverings, painted plaster walls and ceilings, fluorescent lighting and wet centrally heated radiators. The workshop accommodation consists of a concrete floor and blockwork walls. Given that the majority of the warehouse is located beneath a mezzanine that supports some of the first floor offices, the working height beneath this structure is restricted to 2.7m, although there is a full height section of the warehouse directly behind the loading door which has a working height of approximately 5.0m to the underside of the eaves.

Externally, there are 6 demarcated parking spaces attributed to the unit as well as loading space located directly in front of the property's loading door.

Accommodation

The property comprises:-

Gross Internal Area: 203.5 m² / 2,189 sq.ft.

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 £16,500 per annum exclusive of rates and all other outgoings.

Services

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

Business Rates

We understand that the property has a Rateable Value of £9,600. Interested parties are advised to confirm this figure with Derby City Council.

VAT

VAT is applicable on this transaction at the prevailing rate.



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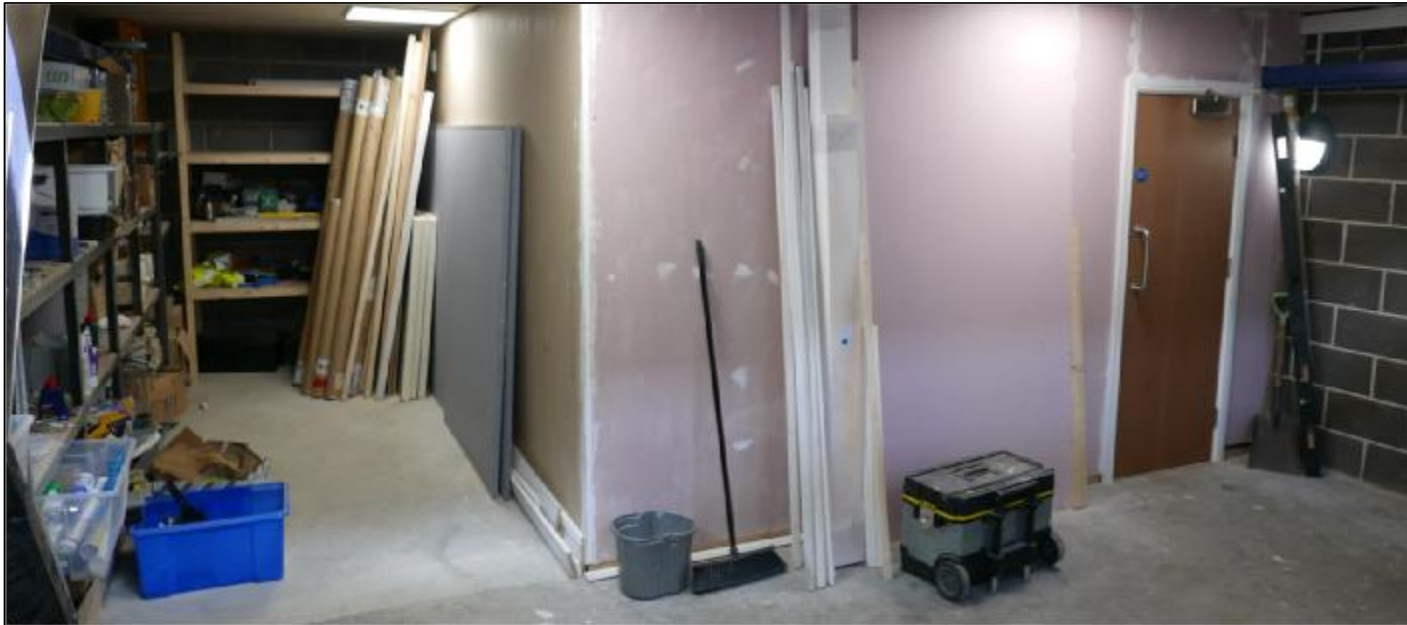
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Energy Performance Certificate

We understand the property to have an EPC assessment of D89.

Service Charge

A service charge will be levied to cover the general maintenance of the Sawley Park development.

Planning

We understand that the unit is suitable for business and storage/distribution uses under Use Classes B1 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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This brochure is intended to be a guide only so please read these important notes:

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