

OXW326

Derby Commercial Park, Derby

326,243sq ft (30,309 sq m)

Prime Industrial/Logistics Unit

View the virtual tour at oxw326.co.uk

TO LET

SAT NAV: DE21 7HW

 BASIS.TREE.NEAT



6 MILES TO J24
AND J25 OF THE M1



3 STOREY MEZZANINE
TOTTALLING 510,151 SQ FT



WIDE AISLE PALLET
RACKING IN SITU



GRADE A
SPECIFICATION



SPRINKLER
SYSTEM



OXENWOOD
REAL ESTATE

OXW326 is strategically located on Derby Commercial Park, approximately 6 miles to both Junctions 24 and 25 of the M1.

Direct access off Raynesway provides excellent access into Derby City Centre, as well as to the A52 and A50.

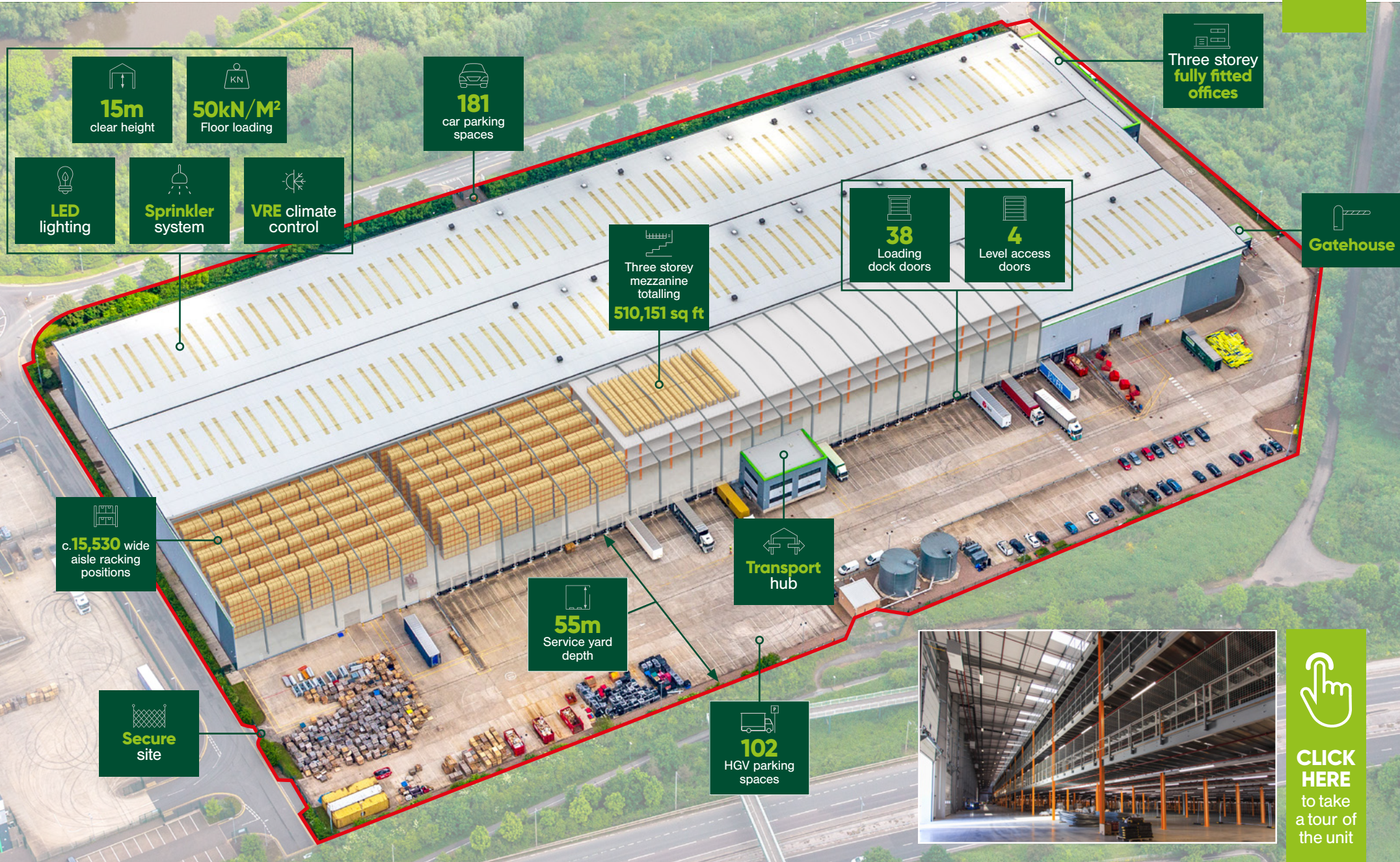


Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	306,544	28,478.90
Offices - Ground Floor	5,317	494.0
Offices - First Floor	5,098	473.6
Offices - Second Floor	5,098	473.6
Offices - Hub - Ground Floor	2,068	192.1
Offices - Hub - First Floor	1,949	181.1
Gate House	169	15.7
TOTAL	326,243	30,309

OXW326 benefits from an additional 510,151 sq ft (approximate GIA) three storey mezzanine.





15m
clear height

50kN/M²
Floor loading

181
car parking spaces

Three storey fully fitted offices

LED lighting

Sprinkler system

VRE climate control

38
Loading dock doors

4
Level access doors

Gatehouse

Three storey mezzanine totalling 510,151 sq ft

c.15,530 wide aisle racking positions

Transport hub

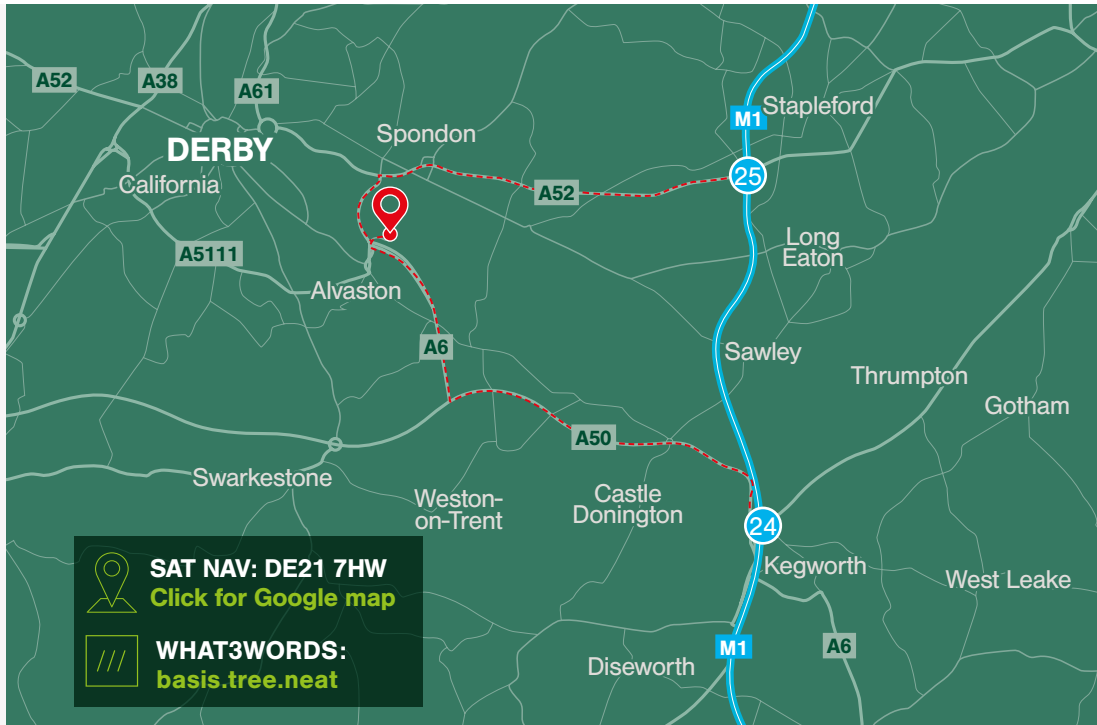
55m
Service yard depth

Secure site

102
HGV parking spaces



CLICK HERE
to take a tour of the unit



SAT NAV: DE21 7HW
Click for Google map

WHAT3WORDS:
basis.tree.neat



HGV DRIVE TIMES

- 0-80 mins
- 80-160 mins
- 160-240 mins

LOCATION	DISTANCE	TIME
Derby	4 miles	7 mins
M1 J24	6 miles	8 mins
M1 J25	6 miles	8 mins
Nottingham	14.5 miles	22 mins
Leicester	30 miles	42 mins
Sheffield	49 miles	1 hr
Birmingham	51 miles	57 mins
Northampton	65 miles	1 hr 11 mins
London	130 miles	2 hrs 50 mins
AIRPORT		
East Midlands	12 miles	20 mins
Birmingham	46 miles	50 mins
Heathrow	128 miles	2 hrs 10 mins
FREIGHT TERMINAL		
East Midlands Gateway	12 miles	18 mins

TENURE
The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING
B2 and B8.

BUSINESS RATES
The rateable value is available on application.

SERVICES
We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC
A12 rating.

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