

To Let

Modern Light Industrial /Business Unit 1,250 sq ft (116 sq m)

Unit 8 Boars Head Industrial Estate, Clarke Street, Derby, DE1 2BU



- Forecourt car parking/loading
- Up-and-over loading door
- 4.3m eaves height
- Includes office, tea-point and WC
- Easy access to ring road A38, A52 and major routes

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Location

The Boars Head Industrial Estate comprises nine modern industrial/business units arranged in a courtyard scheme on Clarke Street.

Clarke Street enjoys rapid access to the inner ring road and to the A38 and A52 dual carriageways which provide onward links to junctions 28 and 25 of the M1 motorway respectively.

The Premises

The subject premises comprise a modern, mid-row light industrial/ business unit of steel portal frame construction with cavity brick and block walls (parties walls are of blockwork construction) surmounted by steel profile cladding to the upper external wall sections.

The roof is pitched and overclad with profile steel cladding incorporating translucent roof light panels.

Internally, the accommodation is arranged to provide a private office, an open plan workshop, a 'tea-point' and a single WC facility.

The workshop has the benefit of an up and over loading door, concrete floor and a minimum working height of some 14' 0" (4.3 m)

To the front of the unit there is a single car parking space together with a loading apron which could double up as an additional parking space.

To the rear there is a small yard area and fire escape route – the fire escape should be kept clear of obstruction at all times.

Accommodation

The premises have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Gross Internal Area: 1,250 sqft (116 sqm)

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

Services

Mains electricity, water and drainage services are available and connected.

We understand that gas is available interested parties should make their own investigations to verify this.

We have not tested any of the services and interested parties should make their own investigations to ensure that the capacity of the services is of sufficient capacity for their specific requirements.

Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non-Domestic Rates as follows:

Workshop and Premises

Rateable value: £7,700

Small Business Rate Relief

You may get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

How much small business rate relief you get depends on your property's rateable value.

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

Small Business Rates Relief may not be applied automatically by the Local Charging Authority and you may be required to submit a formal application.

Town & Country Planning

We believe that the premises have the benefit of existing planning consent for Light Industrial use falling within Class E of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific use of the building.





Value Added Tax

Value added tax is payable on the rent and any service charge costs.

Service Charge

An annual service charge is payable by the tenant in respect of the maintenance of common areas within the estate.

Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

Subject to contract and availability

Energy Performance Certificate (EPC)

The premises have an Energy Performance rating as follows:



A copy of the Certificate can be made available upon request.

Terms

The premises are available to let by way of a new lease for a term of years to be agreed.

The lease will be drawn on a full repairing and insuring basis and will incorporate regular rent reviews as and where appropriate.

Rent

Upon application





Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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