



Plot 8, Sinfin Commercial Park, Sinfin Lane, Derby, Derbyshire DE24 9GL

OPEN STORAGE PLOTS

- ▶ **From 0.88 to 4.4 acres currently available**
- ▶ **Excellent connectivity to outer ring road (A5111) A38/A50/A52 and M1 junctions J24/24a/25**
- ▶ **Available on a short term licence**
- ▶ **Close to Derby city centre**

For enquiries and viewings please contact:



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Location

The land is situated on Sinfin Commercial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Major occupiers in close proximity include Rolls Royce (World Headquarters) and Reckitts, Morrisons and Daher.

Description

Sinfin Commercial Park is a well-established industrial and logistics location totaling approximately 58 acres, comprising industrial units of varying age and size, along with open storage plots.

Plot 8 is available as a whole or in up to three plots from 0.88 to 4.44 acres and comprises open storage land with a mix of hard standing the concrete surface. Tenants could install a fence if required.

Accommodation

	Hectares	Acres
Plot 8a	0.36	0.88
Plot 8b	0.81	2
Plot 8c	0.63	1.56
Total	1.44	3.56

Services

There are no services connected to Plot 8.

Planning

Interested parties are advised to

Tenure

The plots are available on a new lease for for a limited period.

Business Rates

The local billing authority is Derby City Council and the plots would need to be assessed for rating purposes upon occupation.

Rent

Rental based on £25,000 per acre plus VAT, business rates and service charge. The rental is payable quarterly in advance

Service Charge

There will be a service charge levied in respect of common areas including roadways, landscaping and security.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with Innes England.

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