

Sinfin

COMMERCIAL PARK

Sinfin Lane, Derby DE24 9GL

Unit 5A-B To Let

Industrial warehouse facility

3,991 SQ FT (371 SQ M)



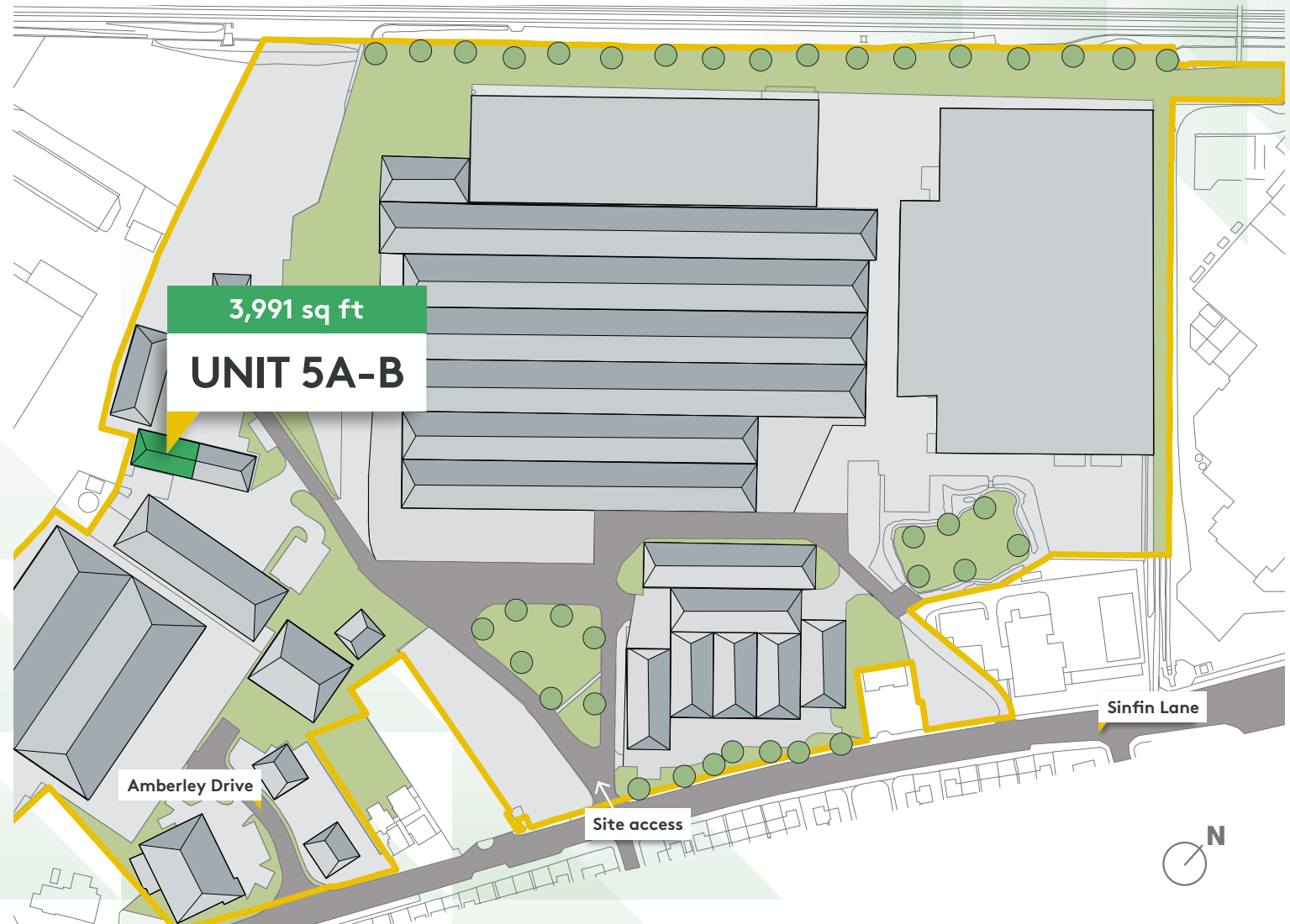
DESCRIPTION

The property provides modern warehouse space and benefits from:

- 2 Roller Shutter doors
- Minimum eaves height of 5.5m
- CCTV & Barrier entry system
- Internal offices
- Shared yard

ACCOMMODATION

Unit 5A-B	sq ft	sq m
Warehouse	3,991	371
Total	3,991	371



PLANNING

The property benefits from B2, B8 and E planning permission, however interested parties should make their own enquiries with the Derby City Council Planning Department on 01332 640795.

RATES

The building is currently assessed as two hereditaments. The Rateable value will need to be reassessed by the Valuation Office Agency. Any further investigations should be directed to the local billing authority.

SERVICE CHARGE

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

LEGAL COSTS

Each party to bear their own costs incurred in connection with this transaction.

ANTI MONEY LAUNDERING

The selected purchaser will be required to provide the necessary proof of identification for AML checks prior to solicitors being instructed.



TENURE

The unit is available on a new lease on terms to be agreed.

RENTAL

On application.

VAT

Rent and Service Charge are subject to VAT.

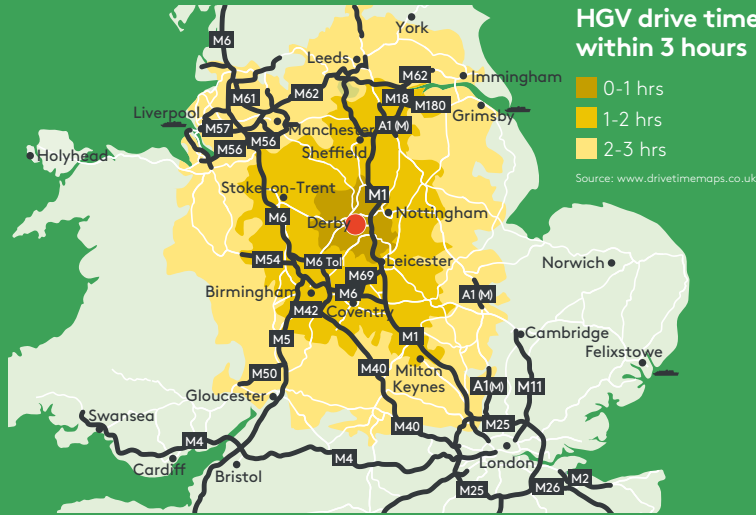
EPC

Available on request.

LOCATION

The property 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 (Global headquarters) and Reckitt Beckinsler, Kuehne + Nagel, CEVA, Morrisons and Daher.



DRIVE TIMES



FURTHER INFORMATION

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