

# TO LET

## Industrial Warehouse Premises

Unit 6 Sitwell Business Centre, Heage Road Industrial Estate, Ripley, Derbyshire DE5 3GH

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY



**\* RENT INCENTIVES AVAILABLE \***

### Leasehold: Introductory Rent £15,000 p.a.x.

- Modern steel portal frame industrial/warehouse unit.
- Located on an established business park with excellent arterial links to the A38 and M1.
- Total Gross Internal Area of approximately 120.73 m<sup>2</sup> / 1,300 sq.ft.
- Useful mezzanine providing additional 28.72 m<sup>2</sup> / 309 sq.ft.



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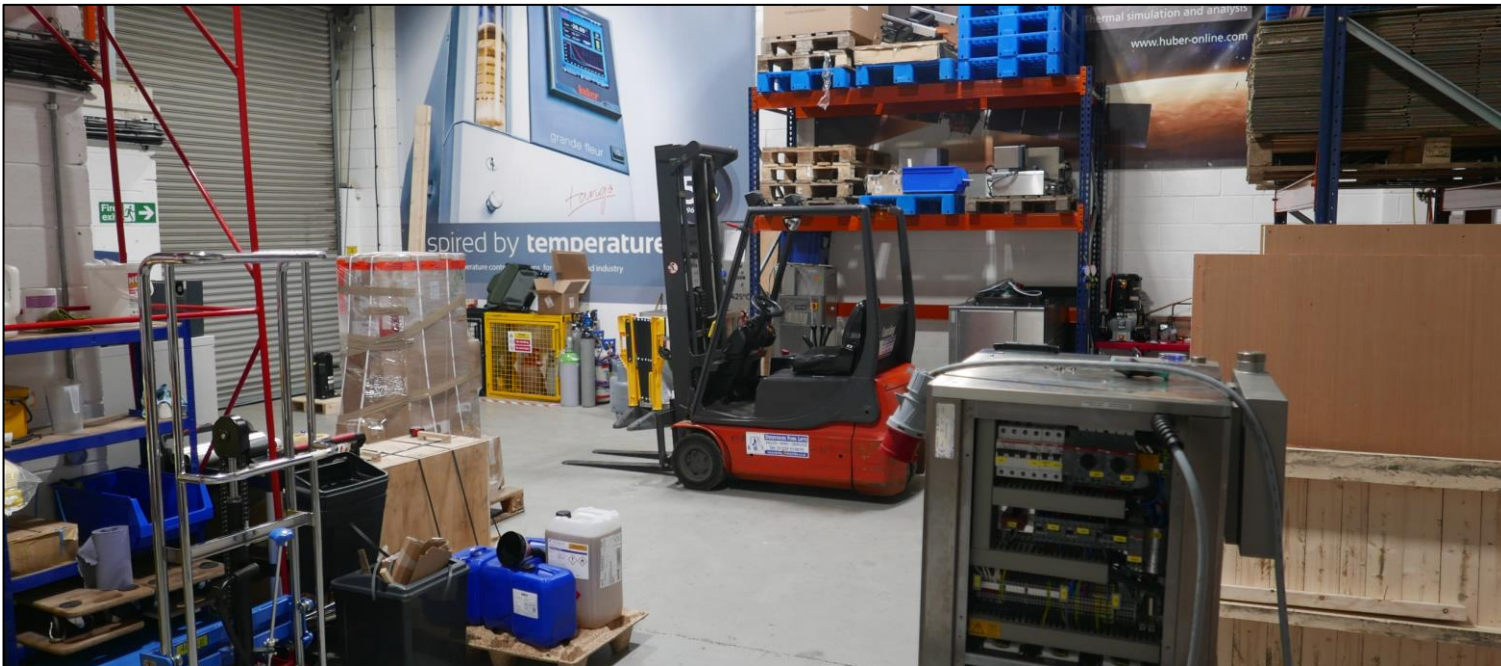
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## Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the north of Derby and 15 miles north west of Nottingham, at the junction of the A38 and A610 roads.

Vehicular accessibility is good, with the A610 linking with Junction 26 of the M1 motorway before connecting with Nottingham; and the A38 leading to Junction 28 of the M1 and the city of Derby to the south.

More specifically, the subject property is located on Sitwell Business Centre, a modern courtyard development of industrial workshop/warehouse units situated within the Heage Road Industrial Estate, on the western edge of Ripley and in close proximity to the A38.

## Description

The premises comprise a modern industrial workshop/warehouse property of steel portal frame construction with block and brick lower elevations and insulated profile clad upper elevations with a profile steel roof inclusive of translucent rooflights.

Internally, the property comprises an open plan workshop with a minimum working height to the underside of the eaves haunch of approximately 5.45m. To the front of the building there is a blockwork office structure which provides a reception/kitchenette, office and staff toilet facilities with useful mezzanine storage above which is accessed from within the workshop.

The unit presents well with the general specification comprising a painted concrete floor, painted blockwork and profile sheet walls, a roller shutter loading door measuring approximately 3.60m (width) by 4.14m (height) and led light fittings throughout.

Externally, the property benefits from parking provisions for approximately 3 vehicles as well as loading space directly in front of the building's front elevation.

## Accommodation

The property comprises:

Warehouse and Offices	120.73 m <sup>2</sup> /	1,300 sq.ft.
<b>Total Gross Internal Area</b>	<b>120.73 m<sup>2</sup> /</b>	<b>1,300 sq.ft.</b>
Mezzanine over Offices	28.72 m <sup>2</sup> /	309 sq.ft.

## Terms

The property is available to let by way of a new full repairing and insuring lease, subject to three or five upward only rent reviews where appropriate.

## Rent

The property is available to rent at an introductory rent of £15,000 per annum exclusive of rates and all other outgoings.

## VAT

VAT is applicable on the transaction at the prevailing rate.



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## Services

It is understood that 3 phase electricity, water and drainage are connected to the property.

## Business Rates

We understand the property has a Rateable Value of £7,200. Interested parties are advised to confirm this figure with Amber Valley District Council.

## Energy Performance Certificate

The property has an EPC assessment of D99.

## Planning

We understand that the unit is suitable for industrial and storage or distribution uses. Interested parties are advised to confirm the current planning position with the Local Planning Authority.

## Legal Cost

The ingoing tenant will be responsible for the landlords and their own reasonably incurred legal costs incurred in connection with this 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 Purchaser.

## Further Information and Viewings

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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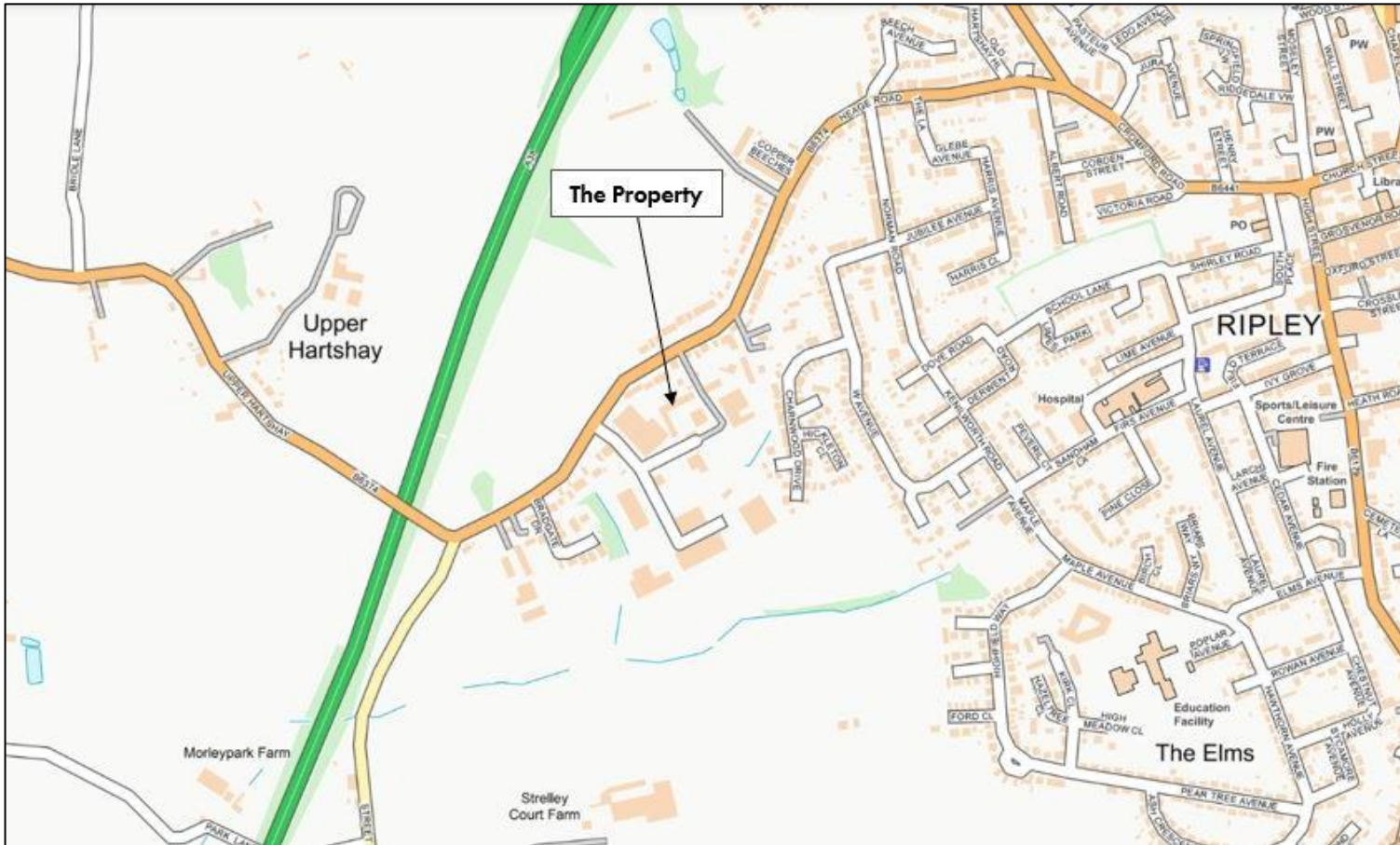
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**This brochure is intended to be a guide only so please read these important notes:**

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