



5 Enterprise Way, Jubilee Business Park, Derby, DE21 4BB

HYBRID OFFICE/INDUSTRIAL UNIT

TO LET - High Quality Hybrid Industrial and Office Building

- Offering approximately 205 sq m / 2,209 sq ft of accommodation (GIA).
- Excellent location on the edge of Derby City Centre with great transport links to the A38, A52 and M1 motorway.
- Available to rent at £18,500 per annum exclusive of all other outgoings.
- The property includes 8 dedicated car parking spaces.



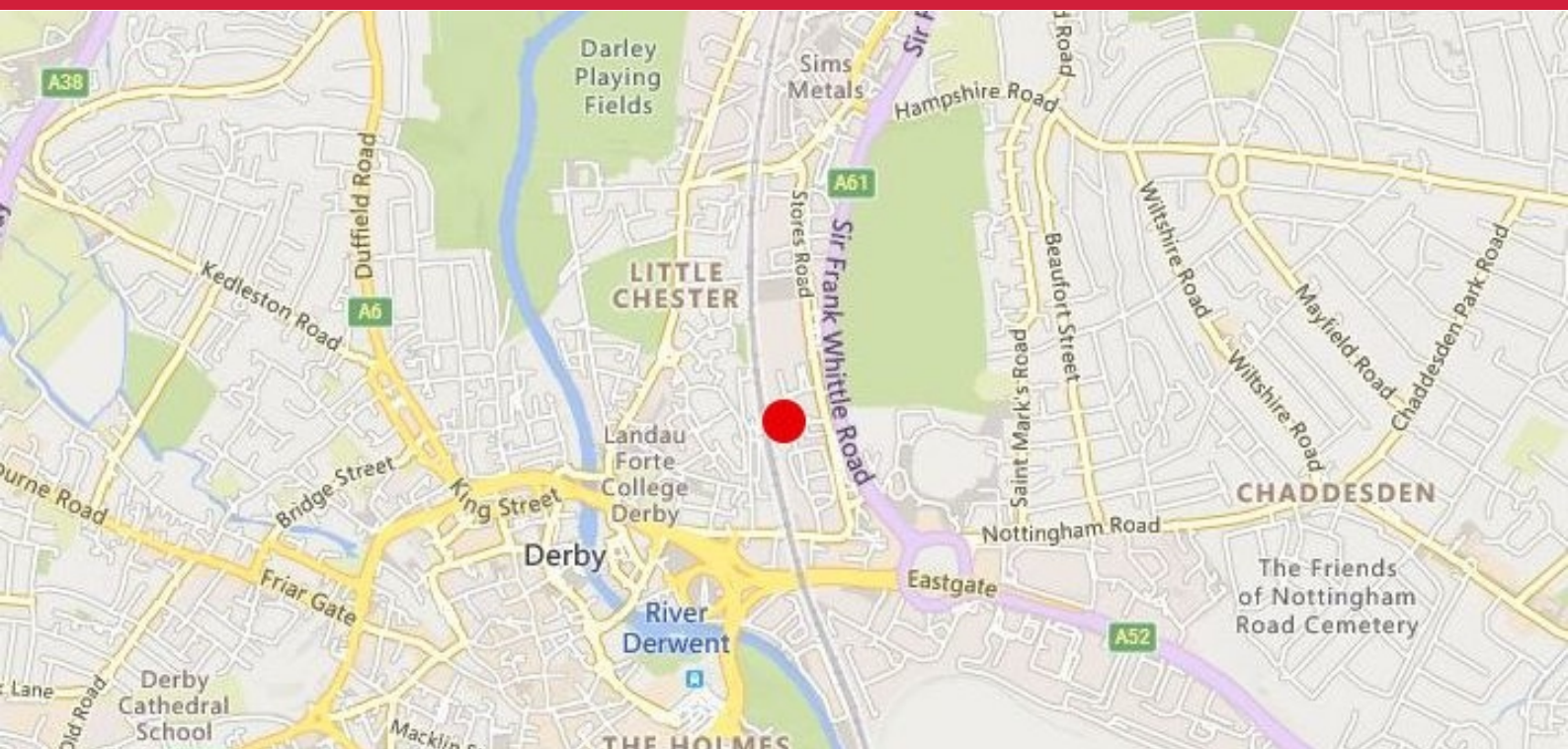
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Location

The subject property is situated on the edge of Derby city centre, within the well-established Jubilee Business Park, just off Stores Road.

The surrounding area features a mix of industrial units, trade counters, offices and car dealerships. It also benefits from excellent transport links, with easy access to the A61, A38, A52 and the M1 motorway.

Description

The subject property comprises a modern high quality mid terraced business unit of steel portal frame construction with brick and block elevations beneath a pitched steel clad roof incorporating translucent roof lights.

Internally, the property provides open plan warehouse accommodation to the ground floor along with two offices, a kitchen and a WC facility. To the first floor there is a further open plan office, WC and mezzanine storage area.

The warehouse accommodation benefits from a concrete floor, sodium lighting, overhead tracked loading door (measuring approximately 3.6 metres wide by 3 metres high), a suspended ceiling to part and a minimum internal working height of approximately 6.5 metres.

The office accommodation is fitted to a good standard throughout benefitting from carpet tile floor coverings, electric wall heaters, dado trunking, double glazed aluminium framed windows and suspended ceilings incorporating modern lighting.

Externally, the property benefits from a tarmacadam loading area to the rear and also 8 dedicated car parking spaces.

Accommodation

The accommodation has been measured on Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground floor area: 136 sq m / 1,468 sq ft
First floor area: 69 sq m / 741 sq ft

Total Gross Internal Area: 205 sq m / 2,209 sq ft

Planning

We understand the property has the benefit of planning consent for use class E and may be suitable for alternative uses subject to the necessary planning.

All planning should be confirmed with the local authority.

Services

We understand that all services are available to the property.

Business Rates

The subject property is listed on the Valuation Office Agency website as having a rateable value of £13,500 (£14,500 from April 2026).

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available on a leasehold basis at a figure of £18,500 per annum exclusive.

Energy Performance

The property has an EPC rating of C (55).

VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

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

Viewing

Strictly by prior appointment with sole agents BB&J Commercial.

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