

TO LET

Well-Located Modern Industrial Unit

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Unit 3 Eagle Park
Alfreton Road, Derby DE21 4AE



Leasehold: £22,750 per annum exclusive

- Total Gross Internal Area of 211.43 m² / 2,276 sq.ft.
- 5.6m eaves height.
- Prominently positioned on a key arterial route.
- Established trade counter/warehouse/industrial location.
- Nearby occupiers include Screwfix, Greggs, Brandon Hire Station, Autoglass, Pochin and Howdens.
- **Strictly No Motor Trade.**



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Location

Eagle Park is located approximately 1 mile to the north of Derby City Centre, on Alfreton Road, a key arterial route which connects with the A38, linking the city with Junction 28 of the M1 motorway.

The property is positioned within an established trade/business/industrial location with nearby occupiers including Screwfix, Autoglass, Howdens, Brandon Hire Station, Pochin, Toolstation, Jewsons, City Electrical Factors, Andrew Page, Plumbase and Greggs.

Description

The property comprises a semi-detached industrial unit constructed to a high specification with brick/block lower elevations and insulated cladding to the upper elevations and roof.

Internally, the property provides open plan industrial accommodation with a minimum working height of approximately 5.6m to the underside of the eaves haunch, rising to circa 6.5m to the underside of the apex haunch.

The unit is to be subject to a scheme of refurbishment but is offered on the basis of a shell specification, benefiting from a painted concrete floor, blockwork walls, LED lighting, tracked overhead loading door measuring circa 4.0m (width) x 5.4m (height) and 20% translucent rooflights.

The unit currently incorporates a Portakabin style office unit and pallet racking, which belongs to the vacating tenant but could be available by way of separate negotiation.

Externally, the unit benefits from demarcated parking provisions for 3 vehicles, together with loading space immediately in front of the loading door and a small yard area to the side of the building.

Accommodation

The property comprises:-

Gross Internal Area: 211.43 m² / 2,276 sq.ft.

Tenure

The property is available to let by way of a new full repairing and insuring lease, to incorporate 3 or 5 yearly upward only rent reviews where appropriate.

Rent

The property is available to rent at £22,750 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable on the transaction at the prevailing rate.

Business Rates

The property is listed on the Valuation Office Agency website as having a Rateable Value of £15,750. Interested parties are advised to confirm any rates queries with the Local Authority.

Services

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

Service Charge

A service charge is in place in respect to the maintenance and upkeep of the common parts of the estate. Further details are available upon request.



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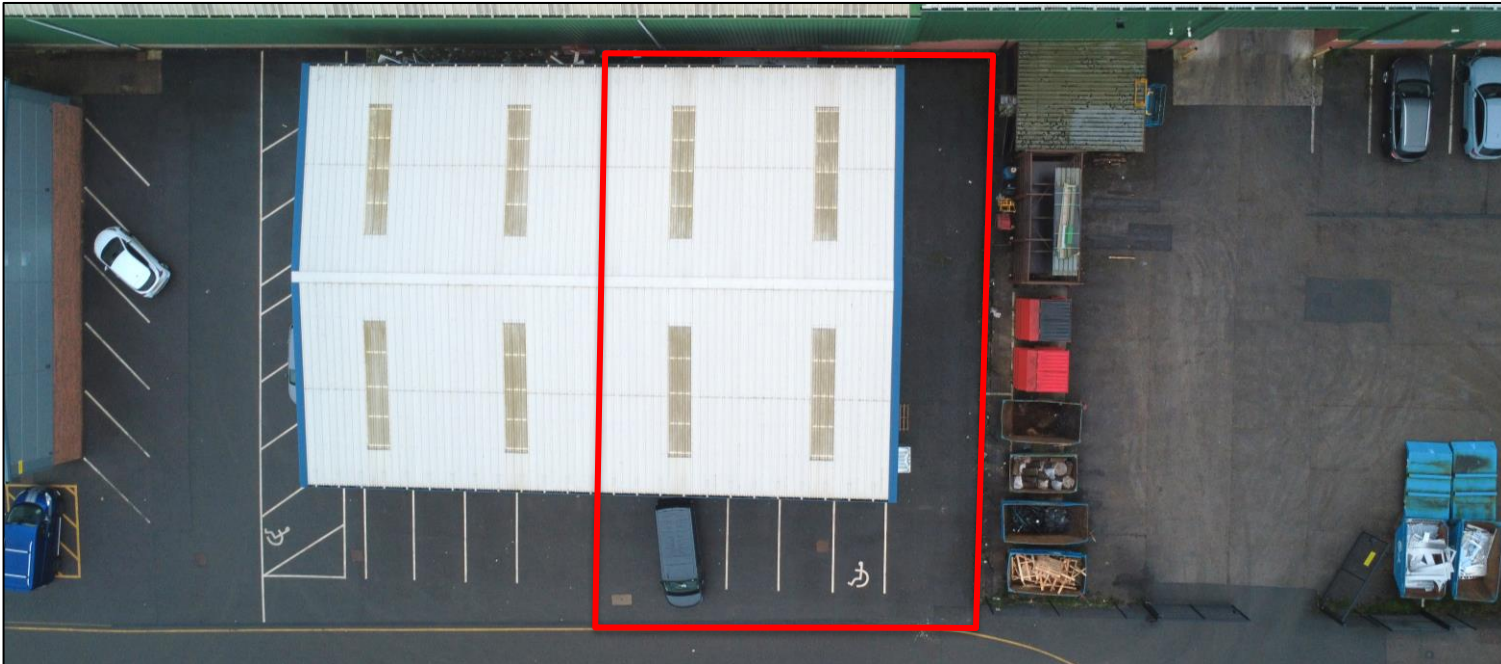
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SALLOWAY



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Energy Performance Certificate

The property has an EPC assessment of B-26.

Planning

The premises have planning permission for Use Class E (formerly B1(c)) and B8 uses.

**Trade counter businesses that cannot operate under a B8 consent should contact the Local Authority to ascertain whether or not planning permission is required for their use.*

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any 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 / Viewings

Viewing is strictly via prior appointment with agents, Salloway:-

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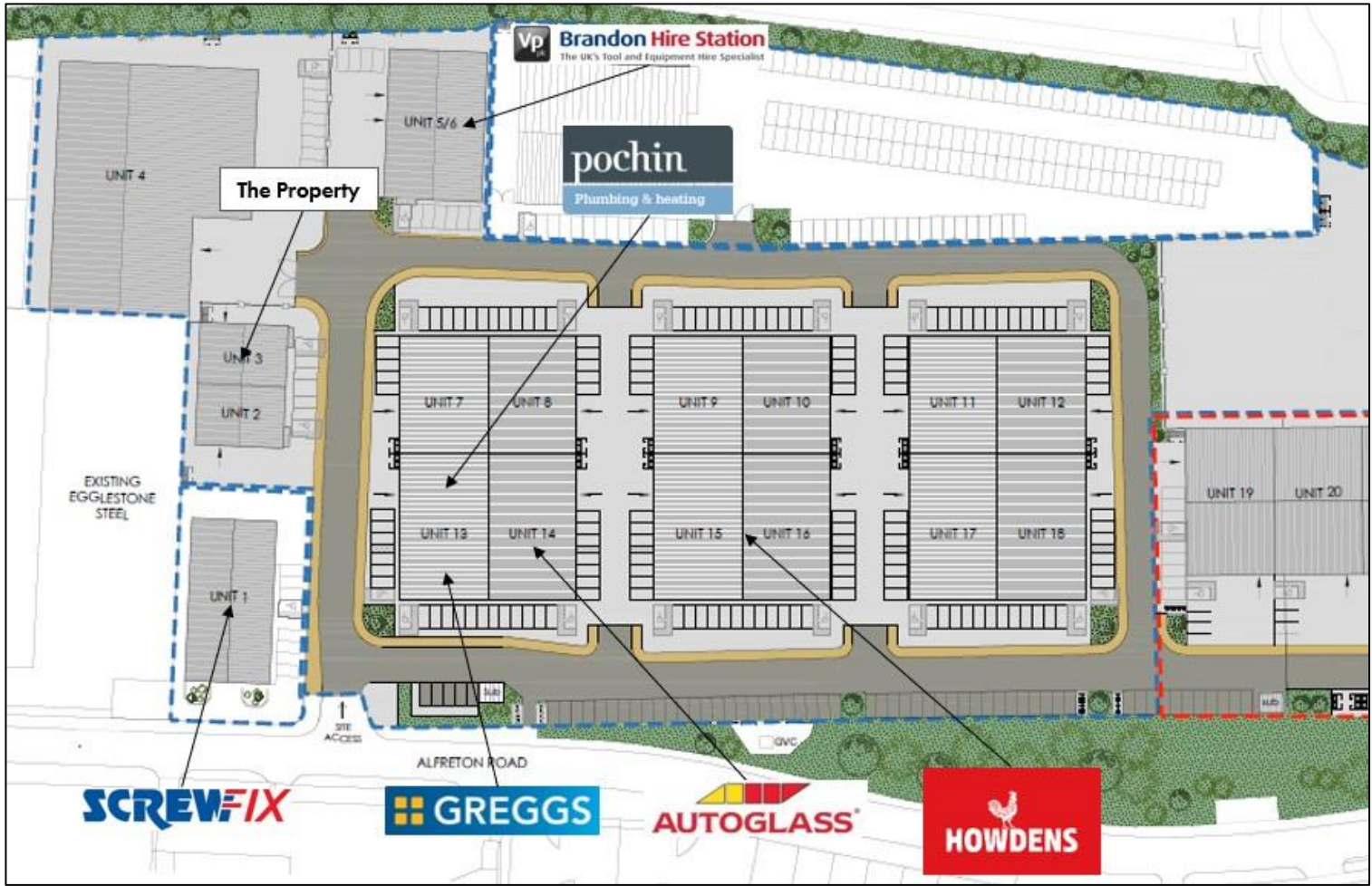
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Indicative Site Plan



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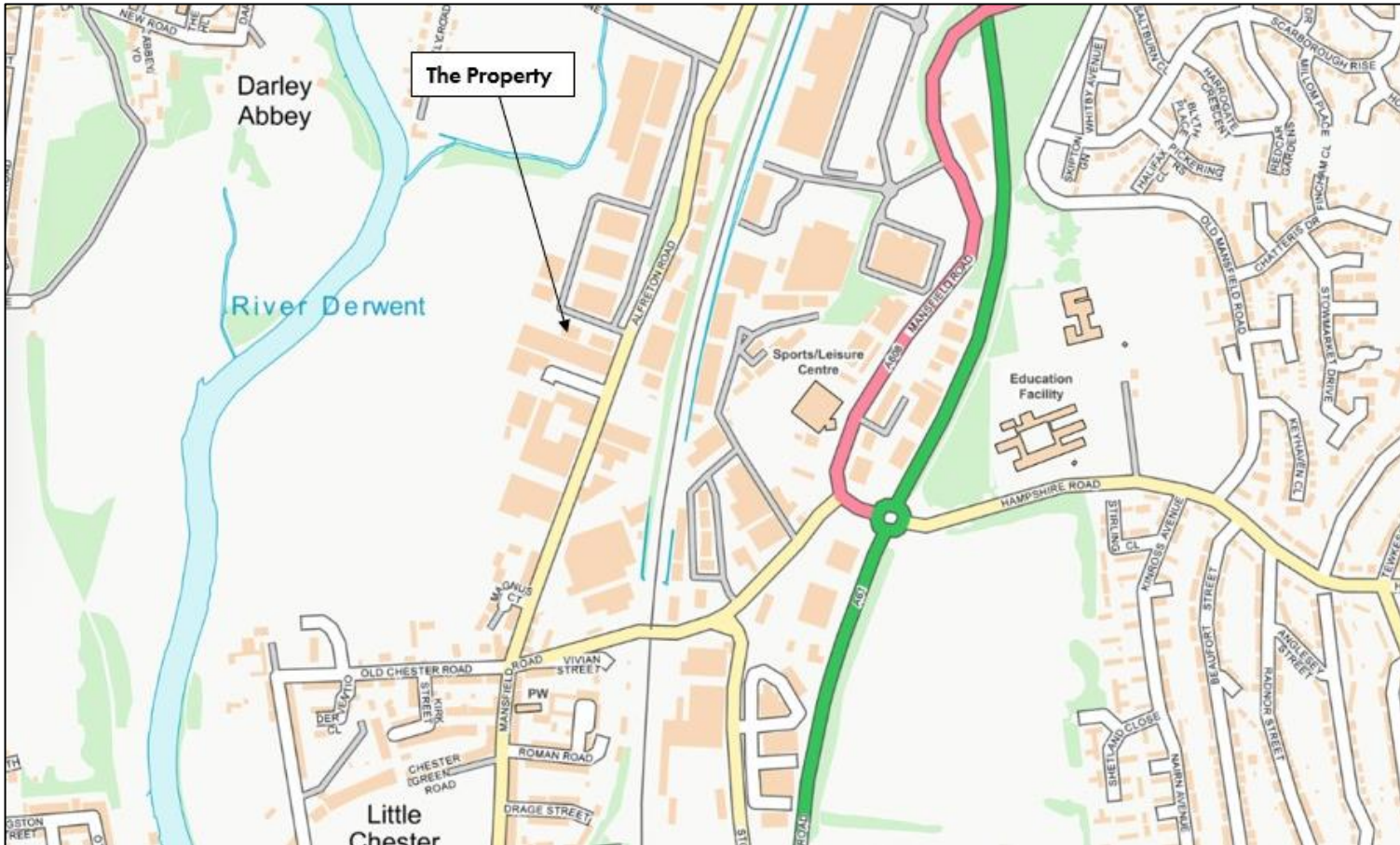
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