



Zul Building, Shaftesbury Street South, Derby, Derbyshire, DE23 8YH

INDUSTRIAL/WAREHOUSE UNIT

TO LET (MAY SELL) - Well Located Warehouse/Industrial Accommodation.

- Offering approximately 4,470 sq ft / 415 sq m of accommodation (GIA).
- Rent £29,500 per annum exclusive.
- Located within the well established Sir Francis Ley Industrial Estate with easy access to the A52 & A50.
- Rarely available warehouse/industrial building suitable for a variety of uses.

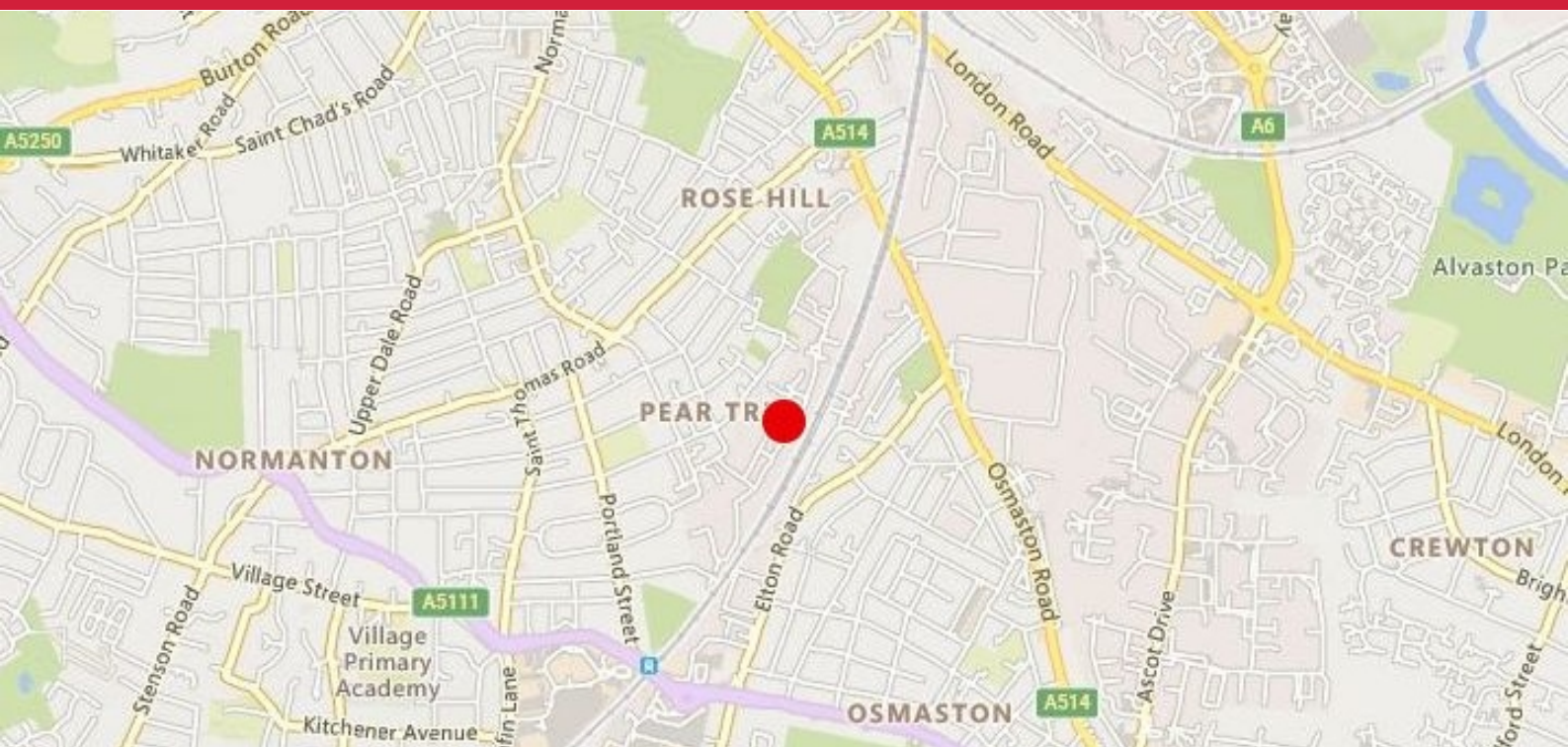


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Location

The subject property is situated on the Sir Francis Ley Industrial Estate, one of Derby's long-established and well-regarded industrial locations, positioned approximately two miles south of Derby City Centre, with the estate being home to a broad mix of manufacturing, distribution and service-based occupiers.

The location provides excellent connectivity to the region's main arterial routes, including the A52, A38 and A50, all of which offer efficient links to the wider East Midlands road network.

As a result, the location is well suited for businesses requiring strong transport links, easy access to Derby's central areas and convenient connections to nearby towns and motorway routes.

Description

The subject property comprises an end terraced modern industrial/warehouse unit of steel portal frame construction with brick and block lower elevations, steel clad upper elevations beneath a pitched steel-clad roof incorporating translucent roof lights.

The unit internally comprises open plan warehouse/workshop accommodation with a minimum eave's height of 5.2m rising to 6.4m and fit with mezzanine storage area spanning two-thirds of the unit's footprint, a concrete floor, three phase electricity, a vehicle ramp with a maximum weight of 4,000 kg and two roller shutter loading doors measuring 4.5m high by 3.8m wide and 3.6m high by 3.15m wide.

The unit also benefits from WC/kitchen facilities, public facing trade counter and office accommodation fit to a high modern specification throughout, comprising a mixture of tile/wood effect

flooring, double-glazed powder coated aluminium framed windows and a suspended ceiling incorporating a mixture of spot/decorative lighting, air conditioning and a gas fired blower heater.

Externally, the property benefits from up to 3 dedicated parking spaces located within tarmacadam forecourt, which benefits from a secure gate surrounded by a steel palisade fence.

Accommodation

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS code of measuring practice (6th edition):

Area	Sq Ft	Sq M
Ground	2,846	264
First	1,624	151
Total Gross Internal Floor Area	4,470 Sq Ft	415 Sq M

Planning

We understand the property benefits from planning consent for use class E however may be suitable for alternative uses subject to the necessary planning consents. All planning information should be confirmed with the Local Authority.

Services

It is understood that all mains services are connected to the property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £13,250.

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.

In addition, the owners may consider a sale of the property on a freehold basis with vacant possession.

Price

The property is available to rent at £29,500 per annum exclusive.

Offers for the freehold will potentially be considered.

Energy Performance

D (99)

VAT

It is our understanding that VAT is applicable to the subject property.

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 via appointment with sole agent BB&J Commercial.

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