

TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Well Located New Build Industrial Unit

Unit 21 & 22 Dunstall Park, Dunstall Park Road, off Ascot Drive, Derby DE24 8HJ



Leasehold: £58,000 p.a.x.

- New build unit.
- Potential to split.
- Gross Internal Area of 675 m² / 7,266 sq.ft.
- Standard lease terms.
- Planning permission for B1(c) (now Use Class E) and B8 uses.
- Ready for occupation Q1 2022.



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Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the west of Junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham.

More specifically, the premises are located on the Osmaston Park Industrial Estate (Ascot Drive), on Dunstall Park Road, just off Ascot Drive, close to its junction with Osmaston Road and about 1.5 miles to the south east of Derby City Centre.

Ascot Drive has established itself as one of Derby's best known trading and industrial estates, serving the south of the city, and comprising a well-established business community trading across a number of sectors. These include non-food retail such as Dunelm; trade-counter including Wolseley 'centres', Travis Perkins builders' merchants, Screwfix; windows and doors companies, automotive businesses; and a wide range of other workshop and warehouse occupiers.

Description

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

Internally, the unit will provide open plan industrial accommodation with a minimum eaves height of approximately 6.4m (to the underside of the haunch). The unit will be delivered to a shell specification and benefits from a concrete floor, blockwork walls, 20% translucent rooflights and tracked overhead loading doors measuring circa 4.0m (width) by 5.4m (height).

Externally, there is ample parking and loading facilities to the front of the building.

Accommodation

The property comprises:-

Refer to schedule.

Leasehold Terms

The unit is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent

The property is available on a leasehold basis at a rental of £58,000 per annum exclusive, payable quarterly in advance.

Services

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

Business Rates

The property is yet to be assessed for business rate purposes. Interested parties are advised to contact the marketing agents for indicative figures.

VAT

VAT is applicable on this transaction at the prevailing rate.

Energy Performance Certificate

An EPC will be produced in relation to the unit once constructed.



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Service Charge

A service charge will be levied to cover the general maintenance of the Dunstall Park development.

Planning

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

Trade counter businesses that cannot operate under a B8 consent should contact Derby City Council 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 Lessee.

Viewings

Viewing is strictly via prior appointment with sole agents:

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*Indicative Photograph of Existing Unit on Site



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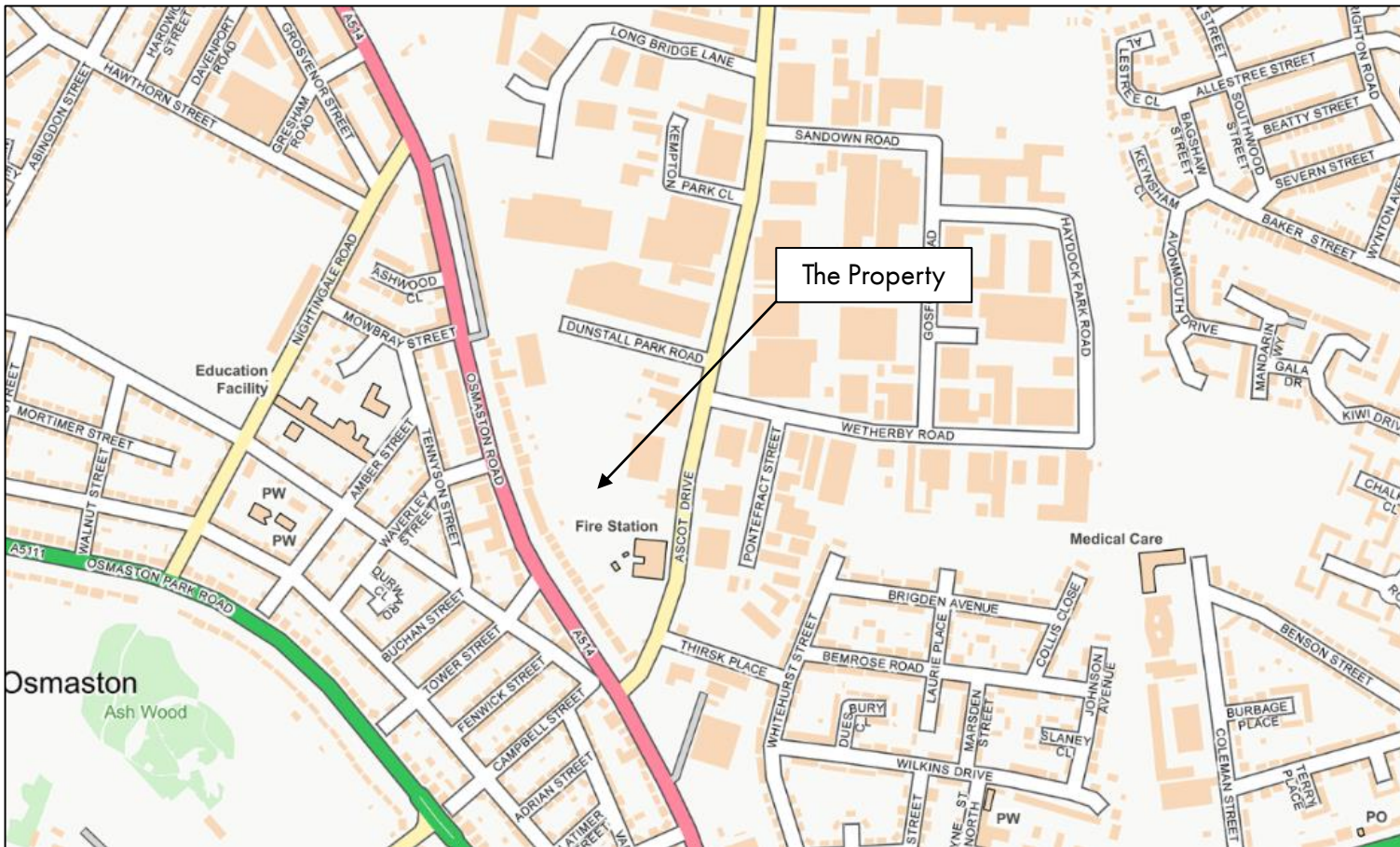
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This brochure is intended to be a guide only so please read these important notes:

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