

# TO LET

## New Build Industrial Unit

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Unit 10 Merlin Park, Osmaston Road,  
Derby DE24 8AE



### Leasehold: £26,500 per annum exclusive

- Total Gross Internal Area of 252.00 m<sup>2</sup> / 2,713 sq.ft.
- 6.0m eaves height.
- Tracked overhead loading doors measuring c. 4.0m (width) by 5.4m (height).
- Part of a prestigious new industrial development.
- Located within an established employment address.
- Front loading with demarcated parking provisions.



**Hugo Beresford MRICS**

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
Derby, DE24 8AJ

[salloway.com](http://salloway.com)





**Hugo Beresford MRICS**

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
Derby, DE24 8AJ

[salloway.com](http://salloway.com)



## 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, Merlin Park is a prestigious new industrial development situated 1.6 miles south of Derby City centre just off Osmaston Road (A514).

The development is located in an established employment address with the Sir Francis Ley Industrial Estate nearby, together with Alstrom's main Derby campus.

## Description

The property comprises an end-terrace 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 an eaves height of approximately 6.0m (to the underside of the haunch), benefiting from a concrete floor, blockwork walls, tracked overhead loading doors measuring circa 4.0m (width) by 5.4m (height) and 20% translucent rooflights.

Externally, to the front of the building, there will be loading and manoeuvring space together with demarcated parking provisions for 5 vehicles.

## Accommodation

The property will comprise:-

**Gross Internal Area:** 252.00 m<sup>2</sup> / 2,713 sq.ft.

## Tenure

The property 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 to rent at £26,500 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 yet to be assessed for business rates purposes. Please contact the marketing agents for indicative figures.

## 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.

## Energy Performance Certificate

The property is yet to be assessed for energy performance purposes. An EPC will be produced upon practical completion of the building.



**Hugo Beresford MRICS**

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

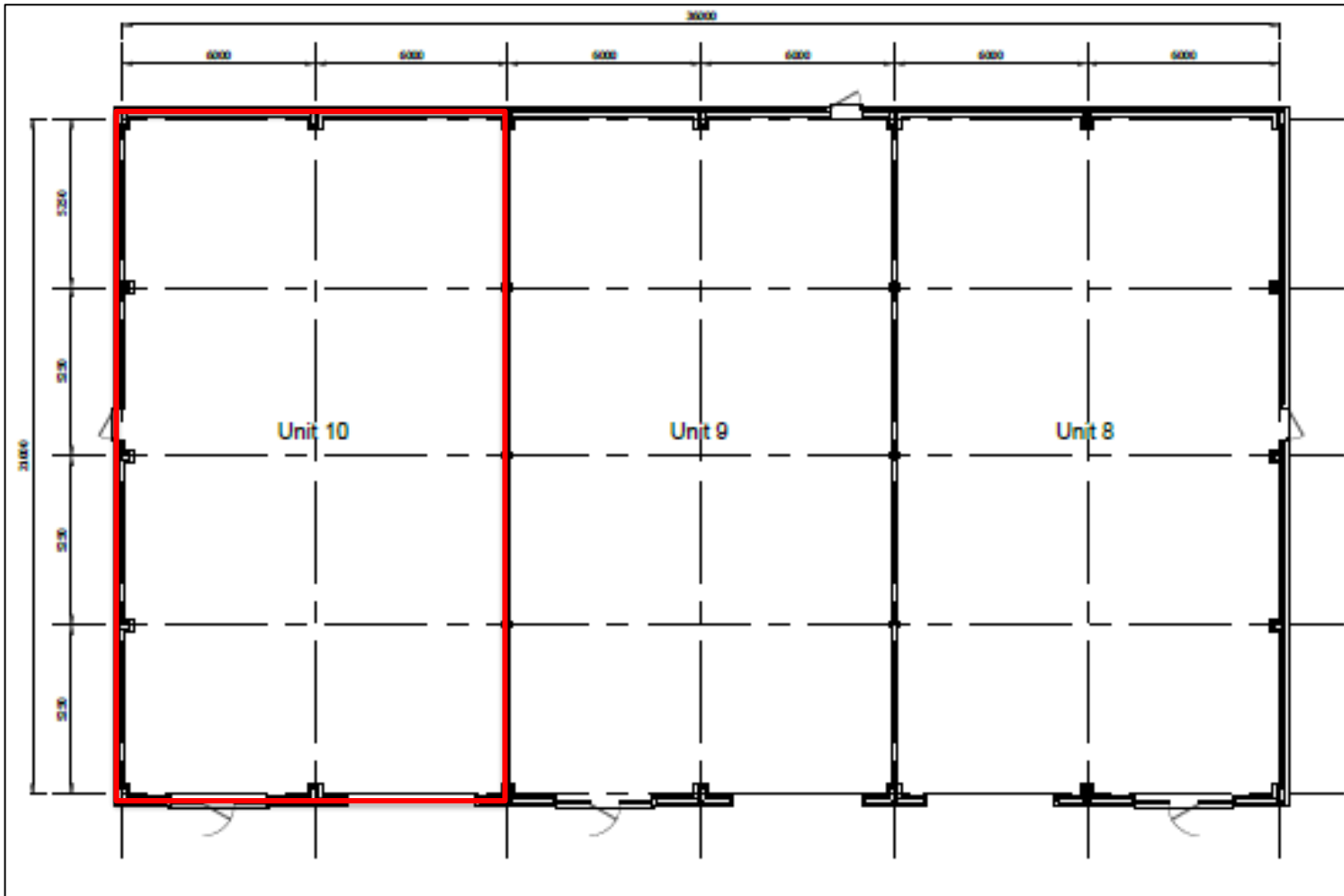
Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
Derby, DE24 8AJ

[salloway.com](http://salloway.com)





**Indicative Floor Plan**



**Hugo Beresford MRICS**

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
Derby, DE24 8AJ

[salloway.com](http://salloway.com)



## Planning

The premises have planning permission for Use Class E (Commercial Business Service) and B8 (Storage and Distribution) 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 purchaser.

## Further Information / Viewings

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

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com) / [wspeed@salloway.com](mailto:wspeed@salloway.com)



## Indicative Elevation Plans



**Hugo Beresford MRICS**

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

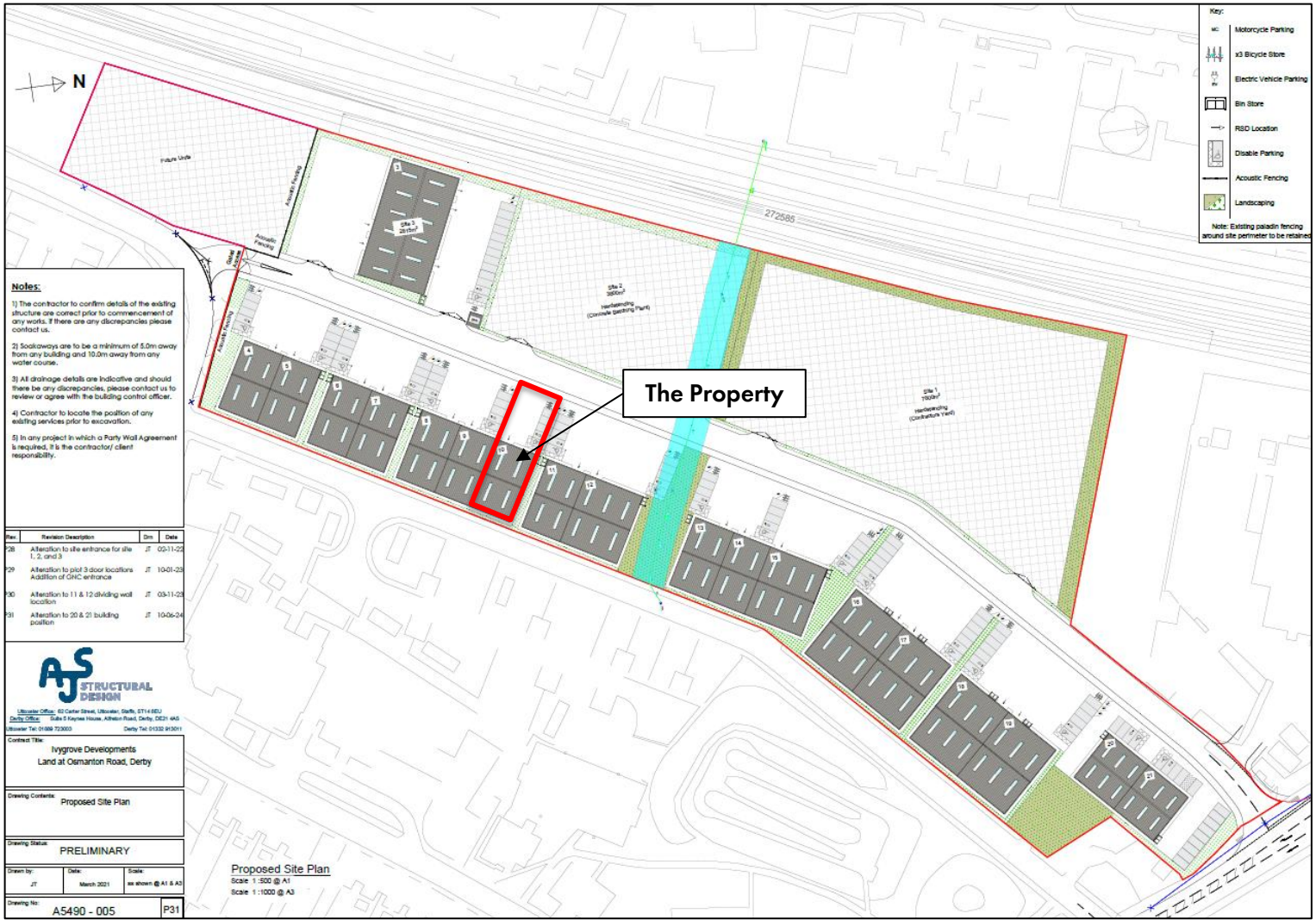
Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
Derby, DE24 8AJ

[salloway.com](http://salloway.com)





Indicative Site Plan



**Hugo Beresford MRICS**

Tel: 01332 298000  
 Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



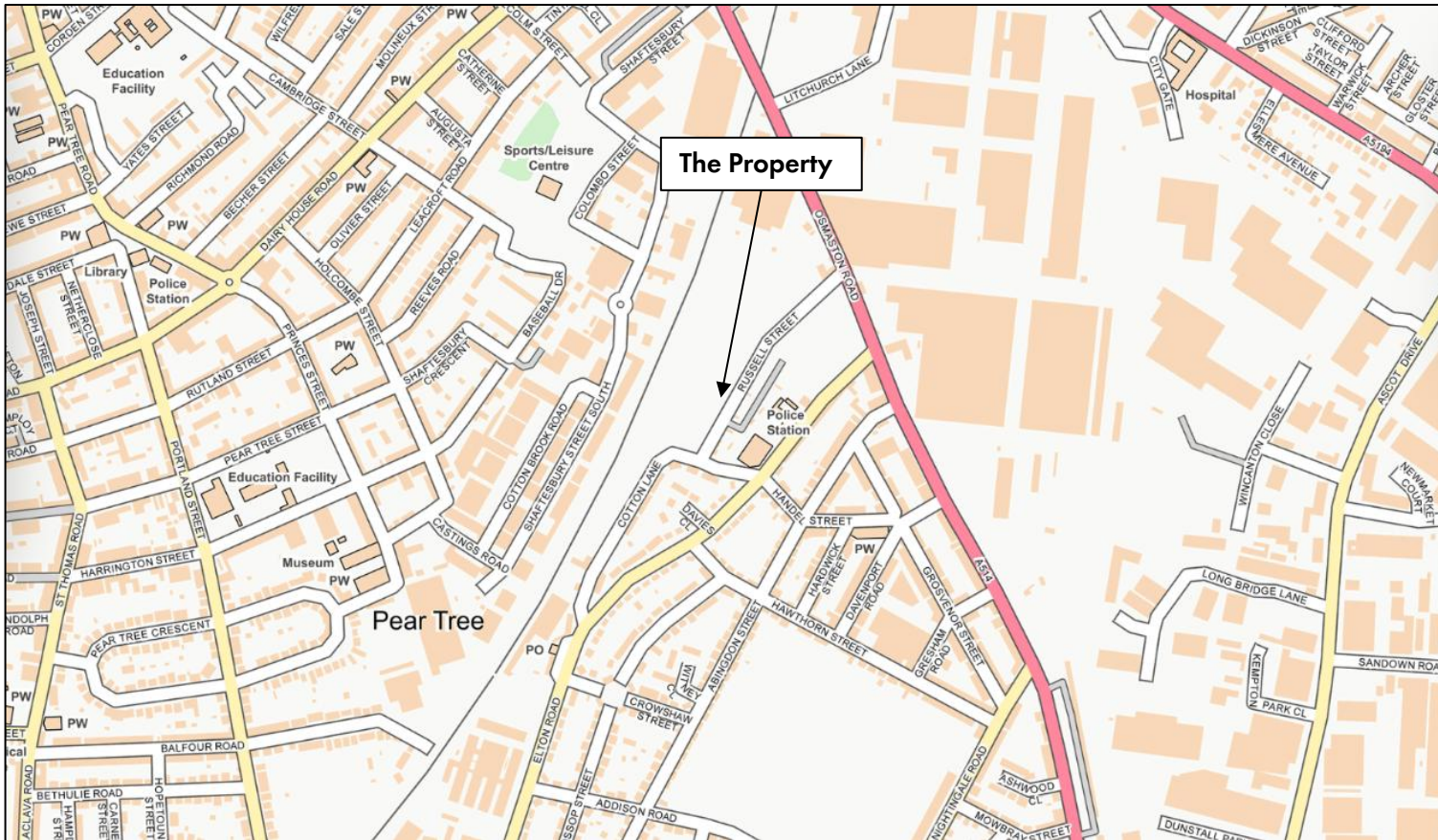
**William Speed MRICS**

Tel: 01332 298000  
 Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
 Derby, DE24 8AJ

[salloway.com](http://salloway.com)





**Hugo Beresford MRICS**

Tel: 01332 298000  
 Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



**William Speed MRICS**

Tel: 01332 298000  
 Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

3 Royal Scot Road, Pride Park  
 Derby, DE24 8AJ

[salloway.com](http://salloway.com)

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

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.

