

TO LET

New Build Industrial Unit

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

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



Leasehold: £26,500 per annum exclusive

- Total Gross Internal Area of 252.37 m² / 2,716 sq.ft.
- 5.5m 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.
- Enclosed front yard area providing loading space and demarcated parking provisions.



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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 from 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 which 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, offered to a shell specification, with a minimum working height of approximately 5.5m (to the underside of the eaves 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 is loading and manoeuvring space together with demarcated parking provisions within an enclosed yard area.

Accommodation

The property will comprise:-

Gross Internal Area: 252.37 m² / 2,716 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 as a shell at £26,500 per annum exclusive of rates and all other outgoings. The landlord may consider undertaking fit-out works within the unit, subject to an appropriate adjustment to the quoting rent.

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.



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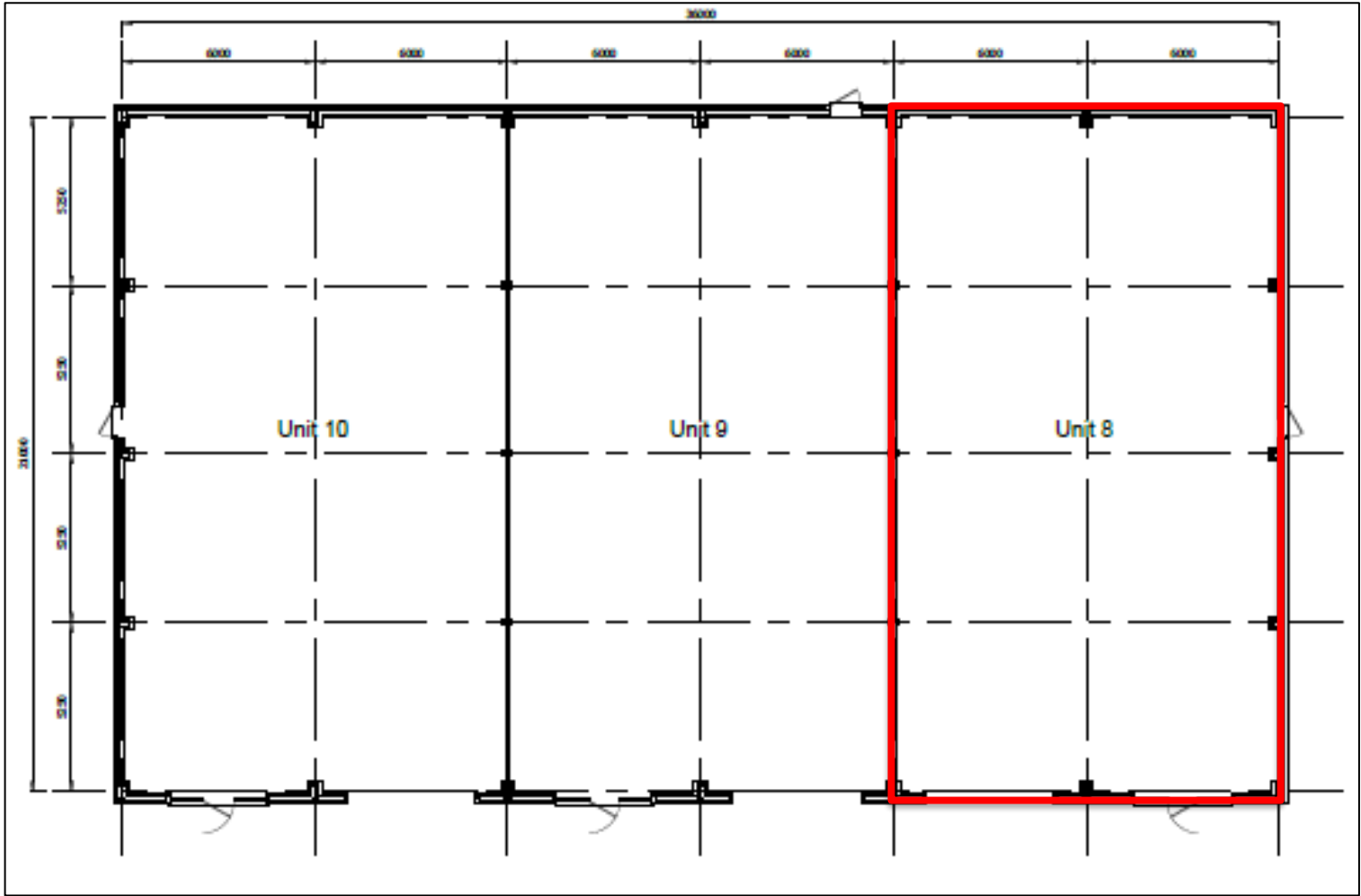
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Indicative Internal Floor Plan



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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

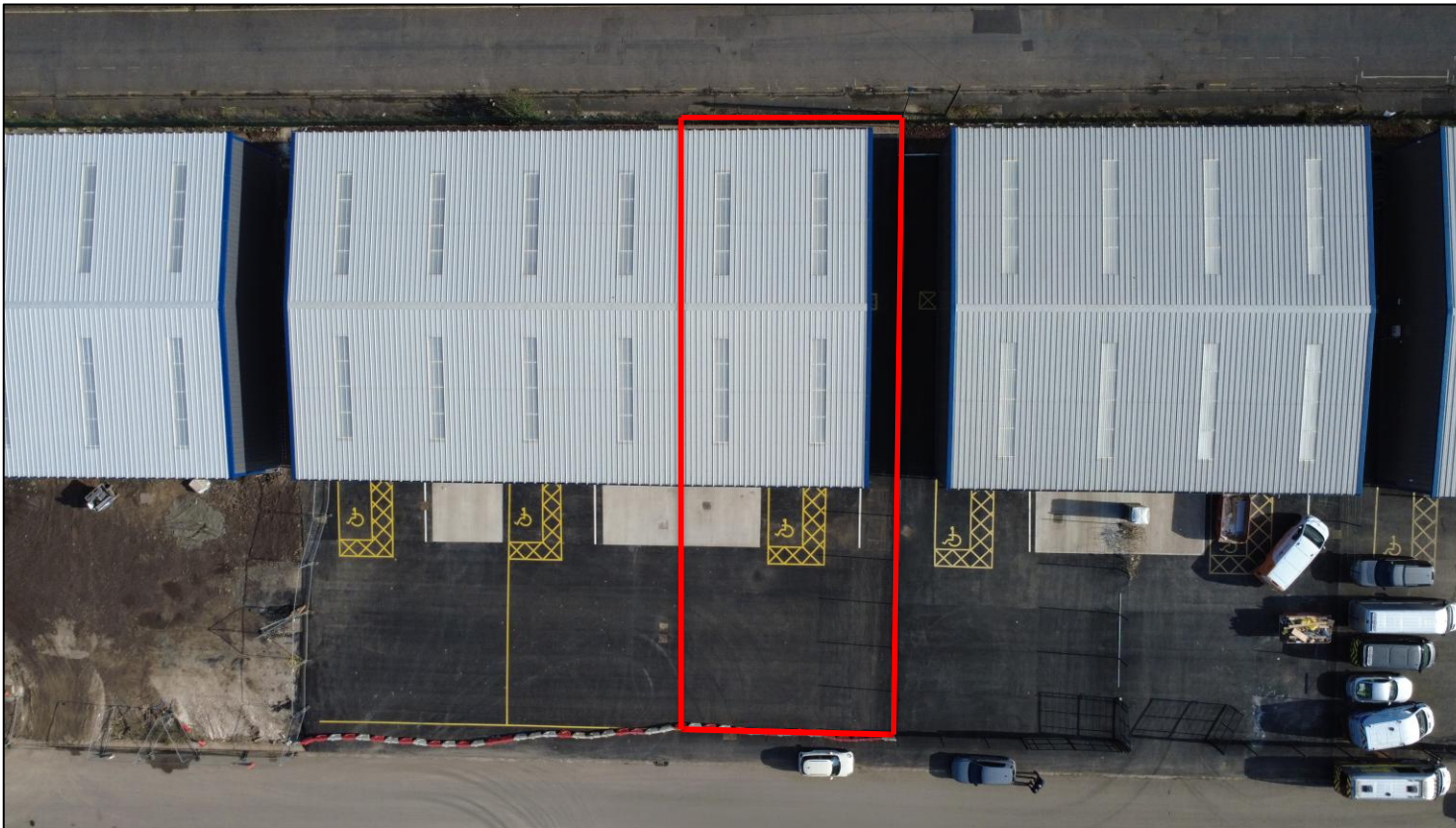
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Further Information / Viewings

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

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Email: hberesford@salloway.com / wspeed@salloway.com



Indicative Aerial Demise Plan



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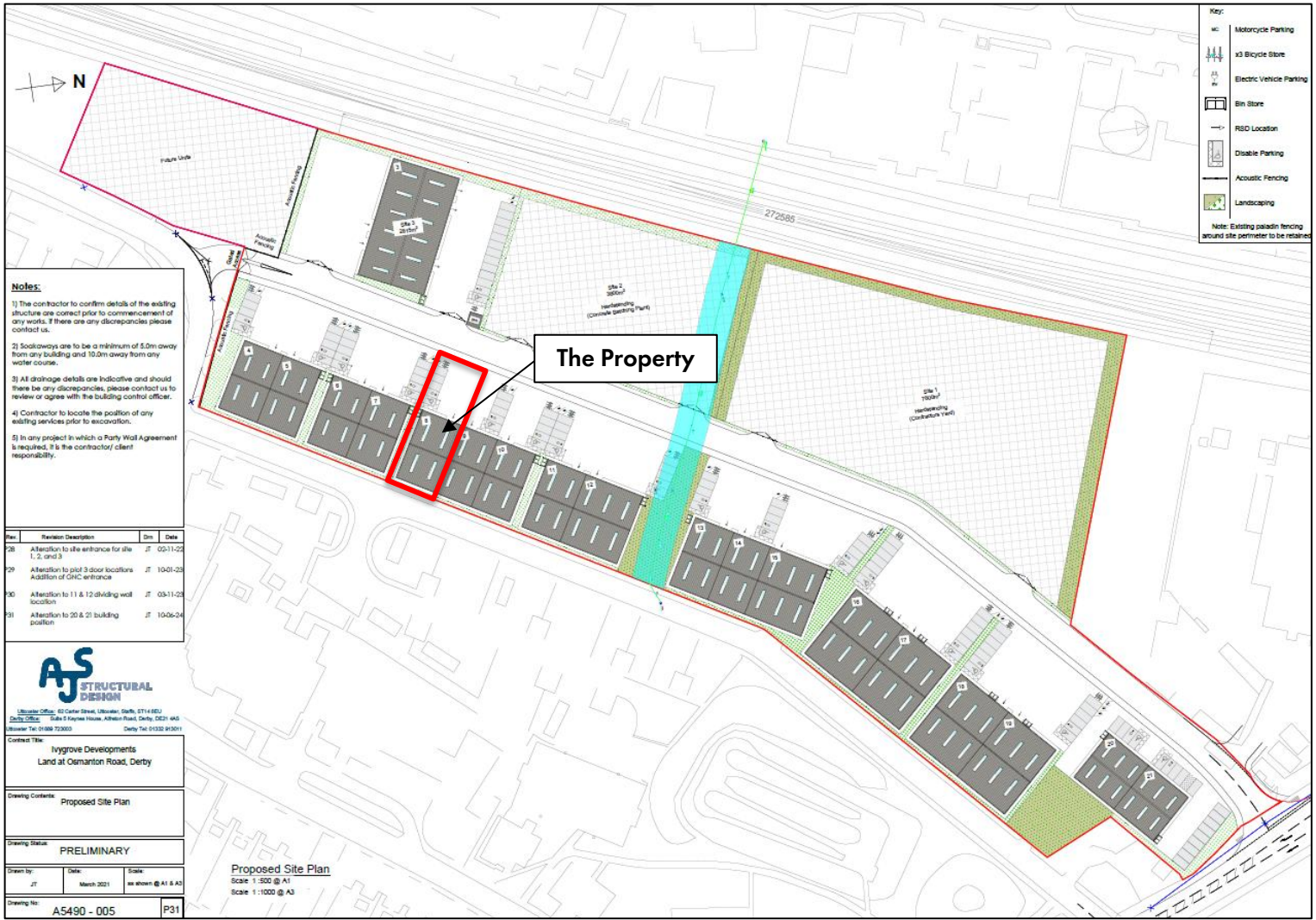
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Indicative Site Plan



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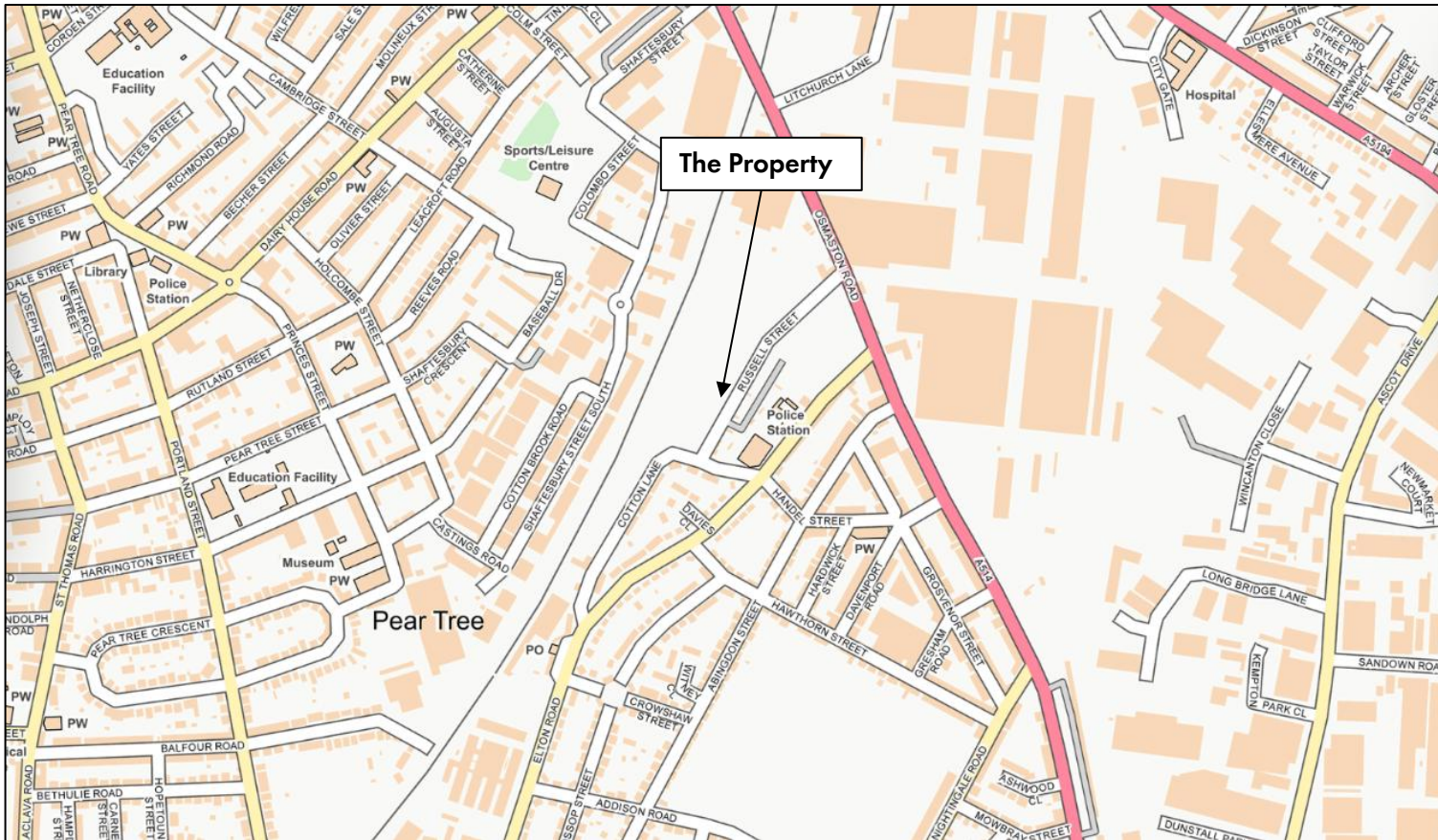
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This brochure is intended to be a guide only so please read these important notes:

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