



## TO LET– Rail Served Workshop

Unit 1, Kelvin Test Hall  
RTC Business Park  
Derby  
DE24 8UP

- 19,352 sq ft (1,798 sq m)
- Connected to the main line railway
- 2x 10 Tonne Cranes
- Mezzanine Floor
- Reception, Office and Kitchen
- Close to Derby City Centre
- Secure car parking
- 24 Hour Security

### Description

The property comprises a steel and concrete framed construction, with part brick, part glazed cladding surmounted by a glazed north light roof. Unit 1 is now available and benefits from a side reception entrance and separate electric roller shutter rear access. A rail siding connecting from the main line enters into the unit through the roller shutter. The accommodation also provides two Wharton 10 tonne cranes with 1 tonne auxiliary hoists. In addition, there is a mezzanine, offices and kitchen.

Car parking is available within the sites common car park. The site also benefits from 24 hour security.

### Location

Kelvin Test Hall is located within the RTC Business Park, a 26 acre site situated on London Road (A6) and providing a centre for rail and engineering excellence. The property is well located to provide easy access to Derby City Centre which is approximately one mile to the north-west. Derby railway station is just a 10 minute walk away.



### Terms

The accommodation is available to let as a whole on an effective FRI lease at a rent of £63,000 per annum.

### Service Charge

The property is subject to a service charge which is inclusive of all the utilities. All details are available upon application.

### Accommodation

Description	GIA Sq Ft	GIA sq m)
Workshop	10,515	976.86
Mezzanine	5,487	509.80
Reception/Office	1,217	113.02
Kitchen	402	37.34
Balcony	1,731	160.78
<b>TOTAL</b>	<b>19,352</b>	<b>1,797.80</b>

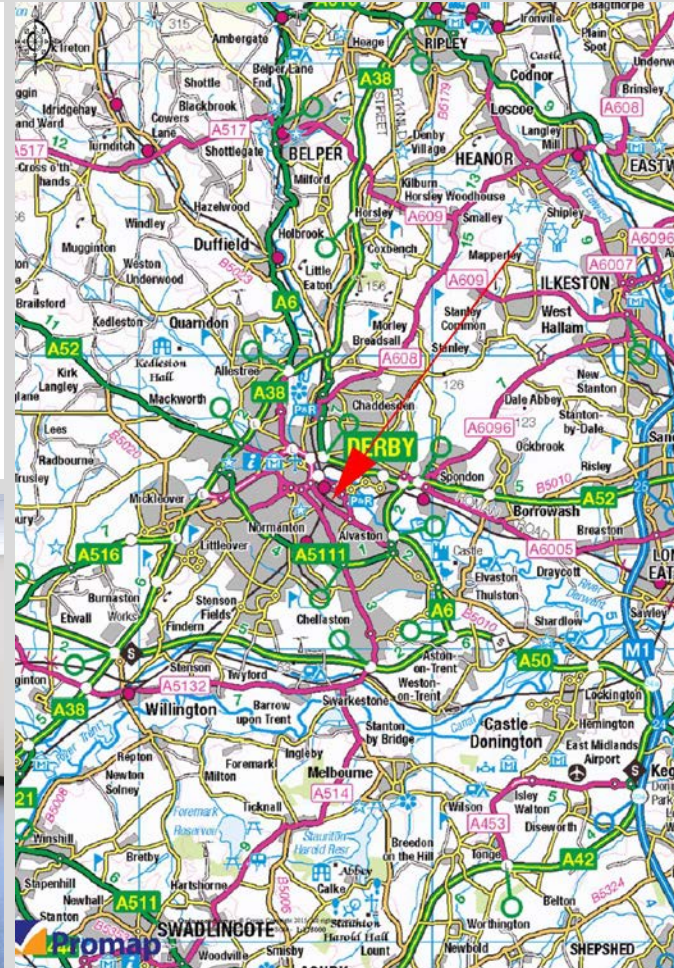


## VAT

All figures quoted shall be deemed to be exclusive of VAT and VAT will be added where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The property benefits from an Energy Performance Asset Rating of Band G.



## Viewings and Further Information

Strictly by prior appointment with the sole agent:

**Contact:** Lauren Deas  
**Tel No:** 0113 221 6043  
**Email:** [lauren.deas@sw.co.uk](mailto:lauren.deas@sw.co.uk)

**Sanderson Weatherall**  
 25 Wellington Street, Leeds, LS1 4WG

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770  
 Registered Office 25 Wellington Street Leeds LS1 4WG

January 2017

