



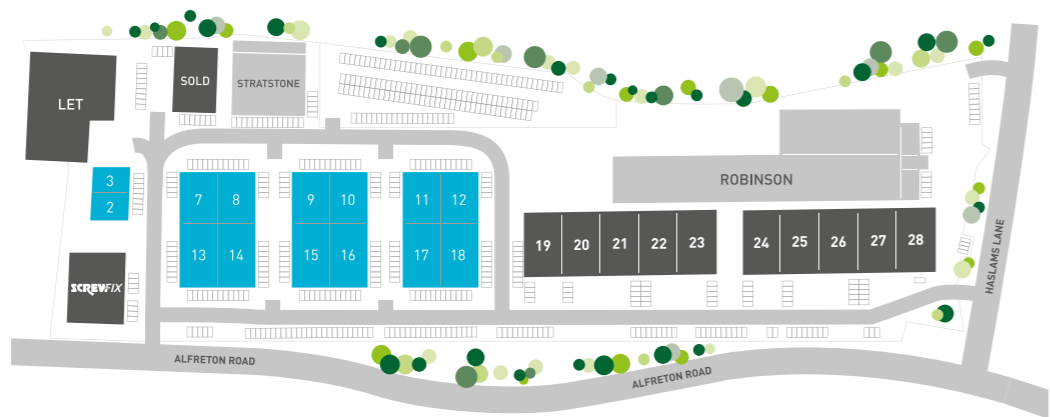
Phase 1, Eagle Park, Alfreton Road, Derby, DE21 4AE

FOR SALE or TO LET Trade Counter*/ Warehouse/Workshop Units

From 2,325 sq. ft. /216 sq. m. to 20,340 sq. ft. /1,890 sq. m.

EAGLE PARK SITE PLAN

- Phase 1
- Phase 2



Viewing strictly by appointment only
 For further information, contact the sole agents:
 T: **01332 298000** W: www.salloway.com
 E: ssalloway@salloway.com or hberesford@salloway.com

Phase 1, Eagle Park,
 Alfreton Road,
 Derby
 DE21 4AE

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PHASE 1 EAGLE PARK

Eagle Park, Alfreton Road, Derby, DE21 4AE

An exciting new development of trade counter*, warehouse and workshop units from 2,325 sq. ft. /216 sq. m. to 20,340 sq. ft. /1,890 sq. m. in a prominent location on an arterial route to the north of the city (A61).

Phase 1 of the Eagle Park development, comprises three blocks of four units and one block of two units. Interested parties have the opportunity to amalgamate units so that a wide range of unit sizes can be provided.

The units will be completed to a shell specification, ready to receive occupiers' fit-out. The eaves height will be approximately 6.4m.

LOCATION

The premises are located in an established trade/business/industrial location. Jewsons are already on site (Unit 1) and other trade users in the vicinity include City Electrical Factors, Andrew Page and Plumbase. Generally, the location is seen as an established business/industrial district.

Situated about 1 mile to the north of Derby City Centre, Alfreton Road runs on a north/south axis between Mansfield Road (Chester Green) and Sir Frank Whittle Road giving access to inner and outer Ring Roads and the A38 and A52.

*PLANNING PERMISSION

The premises have planning permission for B1(c) 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.

UTILITIES

All mains services will be connected to the units.

TERMS

The premises are available on either a freehold 'for sale' or leasehold 'to let' basis. Where leasehold arrangements are preferred the premises will be let on new leases on institutional full repairing and insuring terms.

PRICE/RENT

Prices and rents are available upon request from the sole agents.

VAT

VAT is applicable to rents and service charges at the prevailing rate.

EPC

EPC's will be available once the units are completed.

SERVICE CHARGE

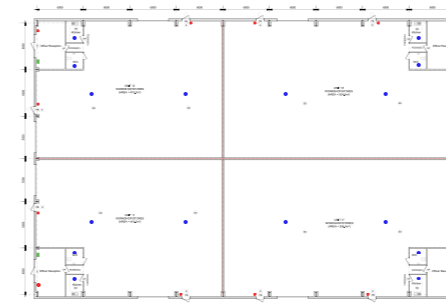
A service charge will be levied to cover the general maintenance of the Eagle Park development.

RATEABLE VALUE

The units have not been assessed for Rating purposes.

LEGAL COSTS

Each party is to be responsible for its own legal costs.



Ground floor plans



Front elevation



Phase 1 site plan

SCHEDULE OF ACCOMMODATION

| Unit | Size (Sq. ft.) | Size (Sq. m.) | Availability |
|------|----------------|---------------|-------------------|
| 1 | 6,588 | 612 | Let |
| 2 | 2,325 | 216 | Under Offer |
| 3 | 2,325 | 216 | To Let (May Sell) |
| 4 | 17,384 | 1,615 | Sold |
| 5/6 | 5,800 | 539 | Sold |
| 7 | 4,520 | 420 | For Sale/To Let |
| 8 | 4,520 | 420 | For Sale/To Let |
| 9 | 4,520 | 420 | For Sale/To Let |
| 10 | 4,520 | 420 | For Sale/To Let |
| 11 | 4,520 | 420 | For Sale/To Let |
| 12 | 4,520 | 420 | For Sale/To Let |
| 13 | 5,650 | 525 | For Sale/To Let |
| 14 | 5,650 | 525 | For Sale/To Let |
| 15 | 5,650 | 525 | Under Offer |
| 16 | 5,650 | 525 | Under Offer |
| 17 | 5,650 | 525 | For Sale/To Let |
| 18 | 5,652 | 525 | For Sale/To Let |



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