

Unit 12, Victoria Way, Pride Park, Derby, DE24 8AN

**TO LET**

Modern high quality
warehouse/industrial unit of
approximately 652 sq m / 7,016 sq ft
situated on Pride Park, Derby's
premier business location.

OVERVIEW

Well presented modern warehouse/industrial unit.

Popular location on the Victoria Way development on Pride Park.

On-site dedicated car parking spaces.

High quality two storey office content contained within the building.

Excellent condition throughout.

LOCATION

Pride Park benefits from excellent road communications due to its proximity to the railway station and the A52 dual carriageway which links to the M1 motorway approximately 5 miles to the east of J25.

More specifically, the property is located on Victoria Way, a popular modern business development providing a mixture of showroom, office, warehouse and trade counter uses.

DESCRIPTION

The subject property comprises a well presented warehouse/industrial building of steel portal frame construction with brick and block lower elevations and steel clad upper elevations beneath a pitched steel clad roof incorporating translucent roof lights.

Internally, the property comprises open plan warehouse accommodation wrapped around a two storey administrative area to the front corner.

The warehouse accommodation is fitted to a good standard and includes a concrete floor, sodium lighting, gas fired blower heater, overhead track loading door to the front elevation (measuring approximately 4.6m wide x 4.6m high) and a minimum eaves height of approximately 5.8m to the underside of the haunch.

The administrative area provides offices, kitchen and WC facilities to both floors. These areas are all fitted to a high standard including suspended ceilings incorporating Cat II lighting, gas fired central heating and full height double glazed aluminium framed windows to the front elevation.

Externally, the property benefits from dedicated loading and car park areas to the front of the property which can accommodate up to 10 vehicles.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice:-

Ground Floor 578.4 sq m / 6,223 sq ft

First Floor 73.6 sq m / 792 sq ft

Total GIA: 652 sq m / 7,016 sq ft

PLANNING

We understand that the property has the benefit of planning consent for use classes B1 (Business) and B8 (Storage & Distribution). All planning information should be confirmed with the Local Authority.

SERVICES

It is understood that all mains services are connected to the subject property including three phase electricity.

BUSINESS RATES

The property is listed on the Valuation Office website as having a Rateable Value of £34,500.

TENURE

The property is available to rent by way of a new full repairing and insuring lease for a negotiable period of time.

PRICE

The property is available to rent at £50,000 per annum exclusive.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonably incurred legal costs in connection with the transaction.

VIEWING

Strictly by prior appointment with sole agent BB&J Commercial.

CONTACT

Graham Bancroft
01332 292825
g.bancroft@bbandj.co.uk

LOCATION MAP



ENERGY PERFORMANCE RATING

PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

Paper copying licence No. LIG1025

Date Updated: 22-May-2017

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party should must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.