

TO LET



Industrial Unit

- > 5.5m (18 ft) Eaves
- Forecourt parking & loading bay
- Just 1.6 Km (1 m) east of Derby City Centre
- > 6,392 sq ft (593.8 sq m)

For enquiries and viewings please contact:



Chris Wright 01332 362244 cwright@innes-england.com



Victoria Leeming 01332 362244 vleeming@innes-england.com









Location

The West Meadows Industrial Estate is an established industrial/business location situated 1.6 km (1 mile) east of Derby city centre. The estate is accessed via the Pentagon traffic island at the junction with the A52 and A61 (leading to the A38) providing swift access to Derby and the regional motorway network.

Cranmer Road is accessed off Chequers Road and unit G4 faces Hansard Gate.

Description

Industrial unit of 6,392 sq ft (593.8 sq m) situated on the established West Meadows Industrial Estate just 1 mile (1.6 km) from Derby City Centre. Benefits from 5.5 m eaves, concertina vehicle access door (4m high x 4.8 m wide), forecourt parking and loading bay.

Internally the accommodation provides clear span warehouse space with two offices to the front.

Accommodation

	Sq M	Sq Ft
Total	593.8	6,392

Services

We understand the premises benefits from main services connections (including three Phase). Interested parties should seek clarity from relevant providers as to suitability for their proposed use prior to entering into contract.

Planning

We understand the premises benefits from Class B1 (Business) and B8 (Storage and Distribution) use, under the Use Classes Order 1987. Any perspective occupiers are advised to confirm the planning position and to make their own enquires with the relevant Planning Authority.

Tenure

The premises are immediately available by way of a new lease for a term of year to be agreed.

Business Rates

The premises is currently listed on the valuation office website as having an RV of £22,250.

Rent

The premises are available to rent for £35,150 Per Annum exclusive.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

The premises has an EPC rating of F (136), however the building is to be reassessed.

Date Produced: 23-Apr-2019



TO LET







Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



TO LET

