



G4 Cranmer Road, Derby, Derbyshire DE21 6JL

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:



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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 prospective 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.

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