



**Unit 4B, Sinfin Commercial Park, Sinfin Lane, Derby, Derbyshire DE24 9HL**

## **Industrial Unit**

- ▶ **3,017 sq ft (280.3 sq m)**
- ▶ **Established commercial location**
- ▶ **Close to A61, A52, A38 and Derby City Centre**
- ▶ **4 dedicated parking spaces**

For enquiries and viewings please contact:



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### Location

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

### Description

This mid terraced unit is of a steel portal frame construction with brick/blockwork cavity elevations surmounted by profiled steel cladding to the upper elevations.

The accommodation provides a meet and greet reception, tea point, WC and a well appointed clear span warehouse. The unit benefits from a roller shutter door and 4 dedicated parking spaces.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	280.3	3,017

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice.

### Services

We understand all mains services including Three Phase are to the property, the gas has been capped.

### Planning

We understand the property benefits from B1 (Business), B8 (Storage and Distribution) planning use. All information should be confirmed with and further enquiries should be directed to the local planning department at Derby City Council.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £15,250. Source: VOA

### Rent

The property is available to rent £18,500 Per Annum exclusive.

### Service Charge

An annual service charge will be applicable. The 2020 budget is £434.51 + VAT per annum.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

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

### EPC

The premises has an EPC assessment of: D (96).

### Viewings

Viewings are by appointment with Innes England or our joint agent: James Clements at Knight Frank Tel: 0121 233 6460

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