

## Industrial/warehouse unit close to Pentagon Island/A52 – undergoing a comprehensive refurbishment

689.97 m<sup>2</sup>  
(7,427 ft<sup>2</sup>)

- Industrial/warehouse unit
- Undergoing a comprehensive refurbishment
- Includes ground floor office block with welfare facilities
- Forecourt parking and loading area
- Situated off A52 at Pentagon Island
- Available on new lease terms



**TO LET**



Location



Gallery



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## Location

West Meadows Industrial Estate is conveniently located off Pentagon Island, at the intersection of the A52 (Derby to Junction 25 M1) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway.

The property therefore has good road connections to the M1 motorway, City Centre, inner and outer ring roads.

West Meadows is popular with trade counter, manufacturers and storage operators alike with local occupiers including Plumb Centre, Europcar, Peugeot Car Dealership, Kwik Fit, Motorpoint and the like.

## The Property

The premises comprise industrial/warehouse space providing clear span warehousing with kitchen, WCs and a ground floor office. There is forecourt parking/loading to the front.

The property is undergoing a comprehensive refurbishment of which the full specification is available upon request.





Photo showing the refurbishment of a similar unit

## Accommodation

The premises comprise the following gross internal floor areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
<b>Total</b>	<b>689.97</b>	<b>7,427</b>

## Service Charge

A service charge is payable. The premium for the current year is (to be confirmed).

## Business Rates

The business rates are to be reassessed upon occupation.

## Planning

Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

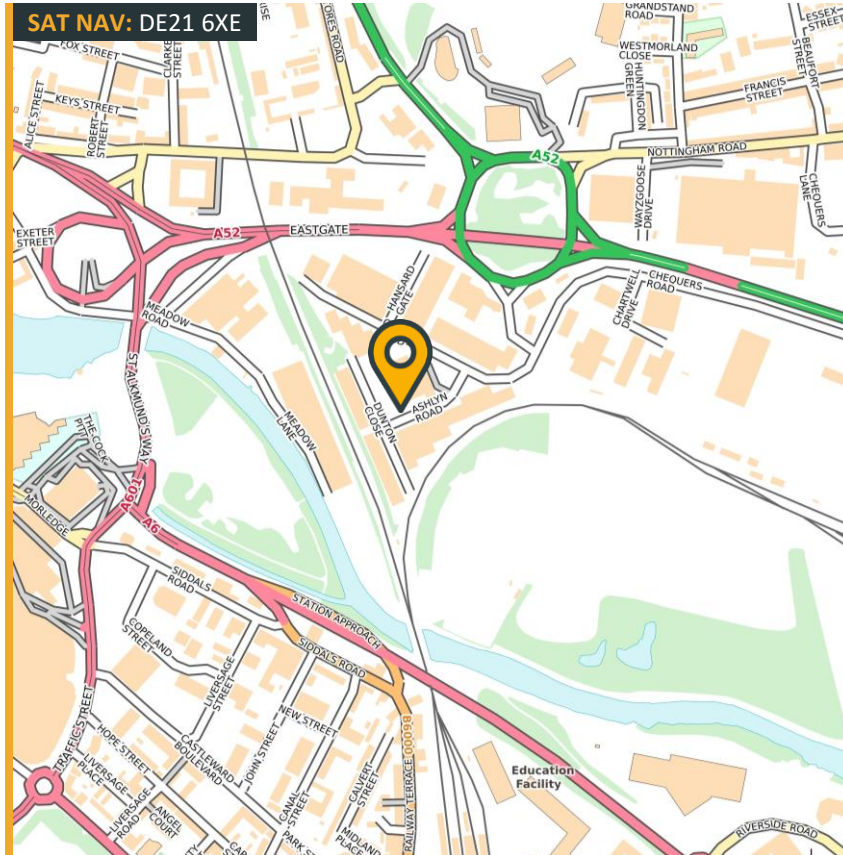
## VAT

We confirm all figures quoted are exclusive of VAT.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of To be confirmed.





## Lease Terms

The property is available to let by way of a new lease for a minimum term of 3 - 5 years at a rent of:

**£48,300 per annum**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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