

TO LET

Modernised Industrial / Storage Unit

CELEBRATING
25 YEARS
OF PROPERTY
CONSULTANCY

Unit 3 Acorn Place, Alfreton Road,
Derby DE21 4AS



Rent: £8,000 p.a.x.

- Modernised Industrial / Storage unit providing a Gross Internal Area of 155.77 m² / 1,677 sq.ft. with useful external lean-to store of 11.14 m² / 120 sq.ft.
- Includes workshop office and staff facilities (kitchenette / WC).
- Accommodation to suit a variety of B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) Uses.
- Situated in an accessible and well established business location approximately ½ mile from Derby City Centre close to the A38 / A61.



SALLOWAY



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Location

Acorn Place is located on Alfreton Road close to its junction with Mansfield Road, approximately half a mile to the North of Derby City Centre.

The surrounding area is dominated by business users with several showroom/trade counter premises nearby, in addition to a wide range of small to medium sized industrial properties and office buildings. The accessibility of the location is particularly good with Alfreton Road linking the A38 at Breadsall traffic island. The A38 in turn links the City with Junction 28 of the M1 Motorway.

Description

The property comprises a modernised steel portal frame industrial unit with brick/block lower and profile clad upper elevations and roof.

The subject premises is accessed by way of a roller shutter door measuring approximately 2.98m (width) by 3.22m (height) and adjacent personnel door on the front elevation which leads into an irregularly shaped but open plan workshop offering a minimum eaves height of approximately 2.90m.

The specification of the workshop comprises a concrete floor, blockwork and plastic lined walls, high bay workshop lighting and translucent roof lights.

To the front of the property there is a workshop office and staff facilities (toilet and kitchenette). The office and toilet both benefit from painted plastered walls, suspended ceilings inclusive of category 2 lighting and wall mounted electric heaters.

Externally, there is a useful lean-to store as well as car parking and loading access directly in front of the property's front elevation.

Accommodation

The premises comprise:-

Workshop and Ancillaries	155.77 m ² / 1,677 sq.ft.
External Lean-to Store	11.14 m ² / 120 sq.ft.

Total GIA 166.91 m² / 1,797 sq.ft.

Services

It is understood that mains electricity, water and drainage are all connected to the property.

Rates

The property has a rateable value of £8,000. Interested parties are advised to confirm this figure with the Local Billing Authority (Derby City Council).

Tenure

The property is available on full repairing and insuring leasehold terms, incorporating 3 or 5 yearly rent reviews where appropriate.

Rent

The property is available to rent at £8,000 per annum exclusive of rates and all other outgoings.

Planning

We understand that the unit is suitable for Class B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) Uses. Interested parties are advised to confirm this position with their Local Planning Authority (Derby City Council).



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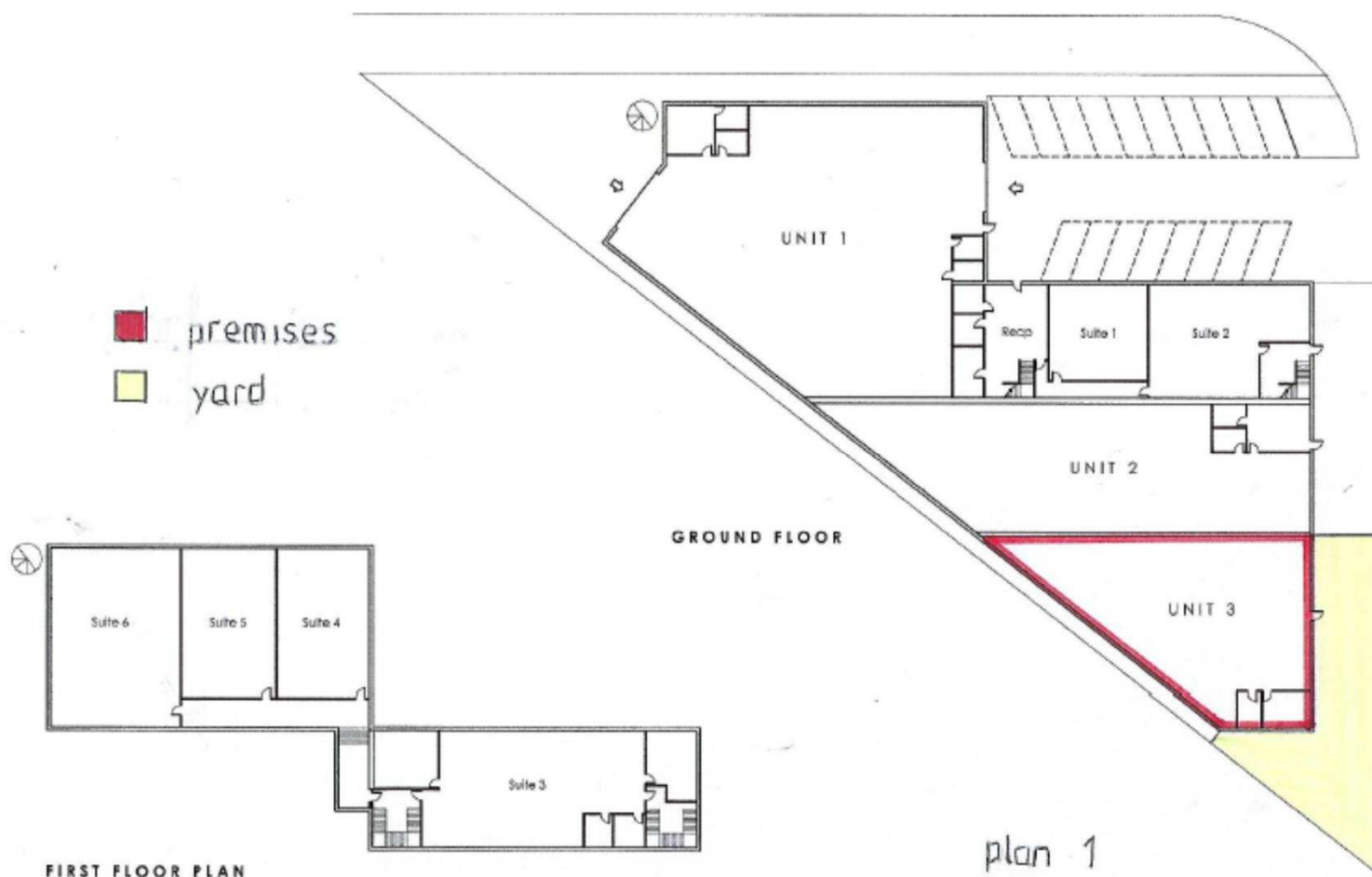
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FIRST FLOOR PLAN

Legal Costs

Each party are to bear their own legal costs incurred in connection with this transaction.

VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing

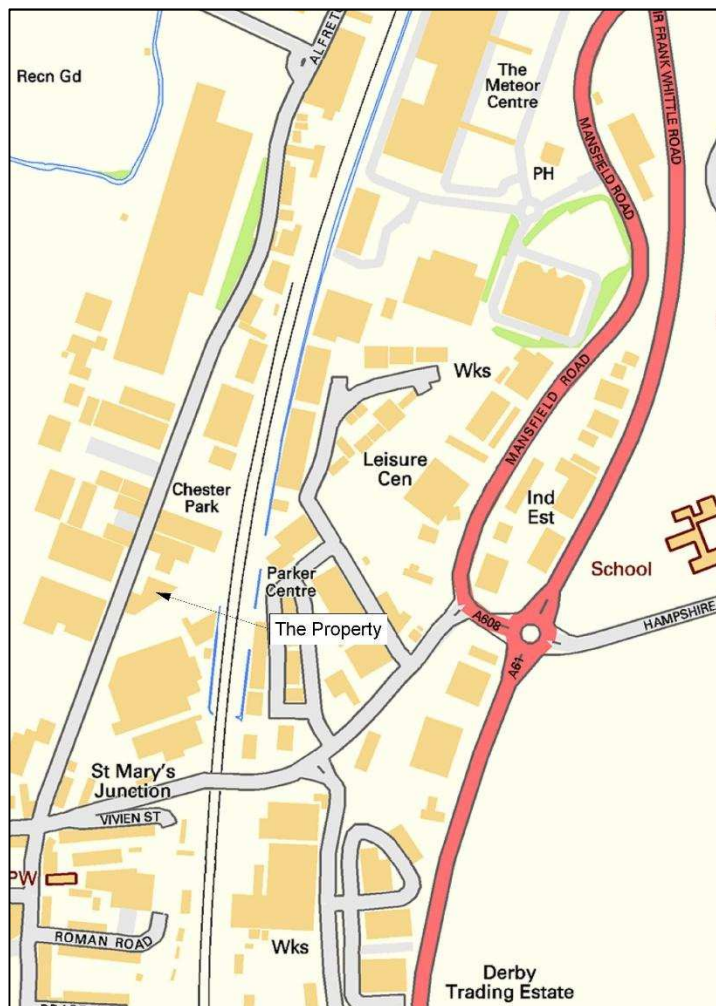
For further information or to arrange a viewing please contact sole agents, Salloway:-

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This brochure is intended to be a guide only so please read these important notes:

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