

TO LET

Workshop / Warehouse Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 8, Derwent Works, Matlock Road,
Ambergate, Derbyshire DE56 2HE



Rent: £90,000 p.a.x.

- Detached workshop/storage building providing a Gross Internal Area of approximately 5,568 m² / 59,933 sq.ft.
- Wind and water tight unit, partially heated with good natural light.
- Highly accessible location on A6 trunk road close to A610 junction leading to A38/M1 (J28).
- Flexible lease terms available.



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Location

Ambergate is located at the junction of the A6 and A610, some 5km north of Belper and 10km south of Matlock. The A610 links with the A38 approx. 4.5km to the east, which in turn connects with the M1 Motorway at J28, some 9km further to the north east.

The premises form part of Derwent Works (former Ambergate Wireworks) which are situated on the west side of Matlock Road (A6) when heading north out of Ambergate. Ambergate is an established employment area with many businesses located in the vicinity.

Description

The property comprises a large detached workshop/warehouse unit of steel portal frame construction with a mixture of artificial concrete clad and brick/blockwork elevations.

Internally the property has three interconnected warehouse/workshop buildings which benefit from; painted concrete floor, high bay sodium lighting, gas powered convection blowers, 3-phase electricity, roller shutter doors to the front and rear together with roof lights which provide an excellent amount of natural light.

The property is interlinked to Unit 2 by a covered bridge which has forklift loading capacity and offers the potential for a further 72,990 sq.ft.

Accommodation

The property comprises:-

Total GIA 5,568 m² / 59,933 sq.ft.*

* All measurements approximate

Terms – New Lease

The premises are available on a new lease for a flexible number of years incorporating periodic rent reviews, and on full repairing and insuring terms.

Rental

£90,000 per annum exclusive of rates.

Rates

The building has not yet been separately assessed for Rating purposes.

Services

All mains services are connected to the property.

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the site security and common areas.

VAT

All prices/rent quoted are exclusive of VAT.

Energy Performance Certificate

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



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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.

Viewings

In order to arrange a viewing please contact joint agents:-

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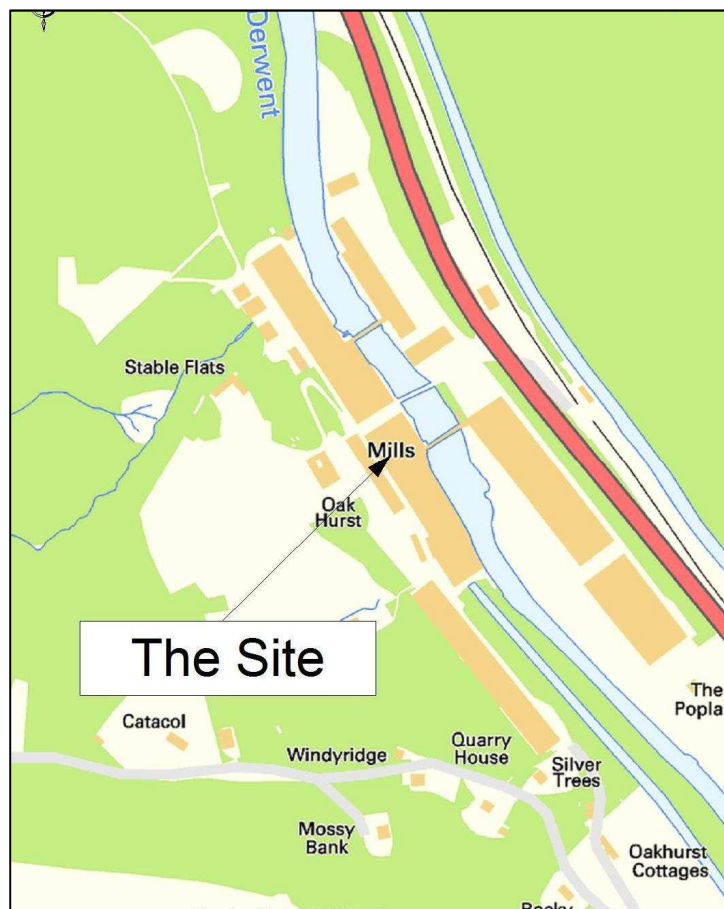
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