

FOR SALE / TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 10 Eagle Park, Alfreton Road,
Derby DE21 4AE

Prominent New Build Industrial Unit



Freehold: £450,000 / Leasehold: £35,000 p.a.x.

- Newly developed trade counter / warehouse premises delivered to shell specification, ready for tenant's fit-out.
- Situated in an established business location with nearby occupiers including Screwfix, Howdens, Brandon Hire Station, Toolstation, Jewsons, City Electrical Factors, Andrew Page, Plumbase and Greggs.
- Total Gross Internal Area of 420 m² / 4,520 sq.ft.
- Prominent location on a key arterial route which connects with the A38, linking Derby City Centre with Junction 28 of the M1 motorway.



SALLOWAY



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Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the west of Junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham.

Eagle Park is located approximately 1 mile to the north of Derby City Centre, on Alfreton Road, a key arterial route which connects with the A38 linking the city with Junction 28 of the M1 motorway.

The property is located within an established trade/business/industrial location with nearby occupiers including Screwfix, Howdens, Brandon Hire Station, Toolstation, Jewsons, City Electrical Factors, Andrew Page, Plumbase and Greggs.

Description

The property comprises a semi-detached industrial unit constructed to a high specification with brick/block lower elevations and insulated cladding to the upper elevations and roof.

Internally, the property provides open plan industrial accommodation with an eaves height of approximately 6.3m (to the underside of the haunch). The unit is delivered to a shell specification and benefits from a concrete floor, blockwork walls, tracked overhead loading doors measuring circa 4.0m (width) by 5.4m (height) and 20% translucent rooflights.

Externally, there is ample parking and loading facilities to the front and side of the building.

Accommodation

The property comprises:-

Gross Internal Area: 420 m² / 4,520 sq.ft.

Leasehold Terms

The property is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent

The property is available to rent at £35,000 per annum exclusive of rates and all other outgoings.

Alternatively, the property's freehold interest is available at £450,000.

Services

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

Business Rates

The property is yet to be assessed for business rates purposes. Interested parties are advised to contact the marketing agents for indicative figures.

VAT

VAT is applicable on this transaction at the prevailing rate.

Energy Performance Certificate

The property has an EPC assessment of A18 (based upon the shell only).

Service Charge

A service charge will be levied to cover the general maintenance of the Eagle Park development.



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Planning

The premises have planning permission for B1(c) and B8 uses.

*Trade counter businesses that cannot operate under a B8 consent should contact Derby City Council to ascertain whether or not planning permission is required for their use.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

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

Viewing is strictly via prior appointment with sole agent, Salloway:-

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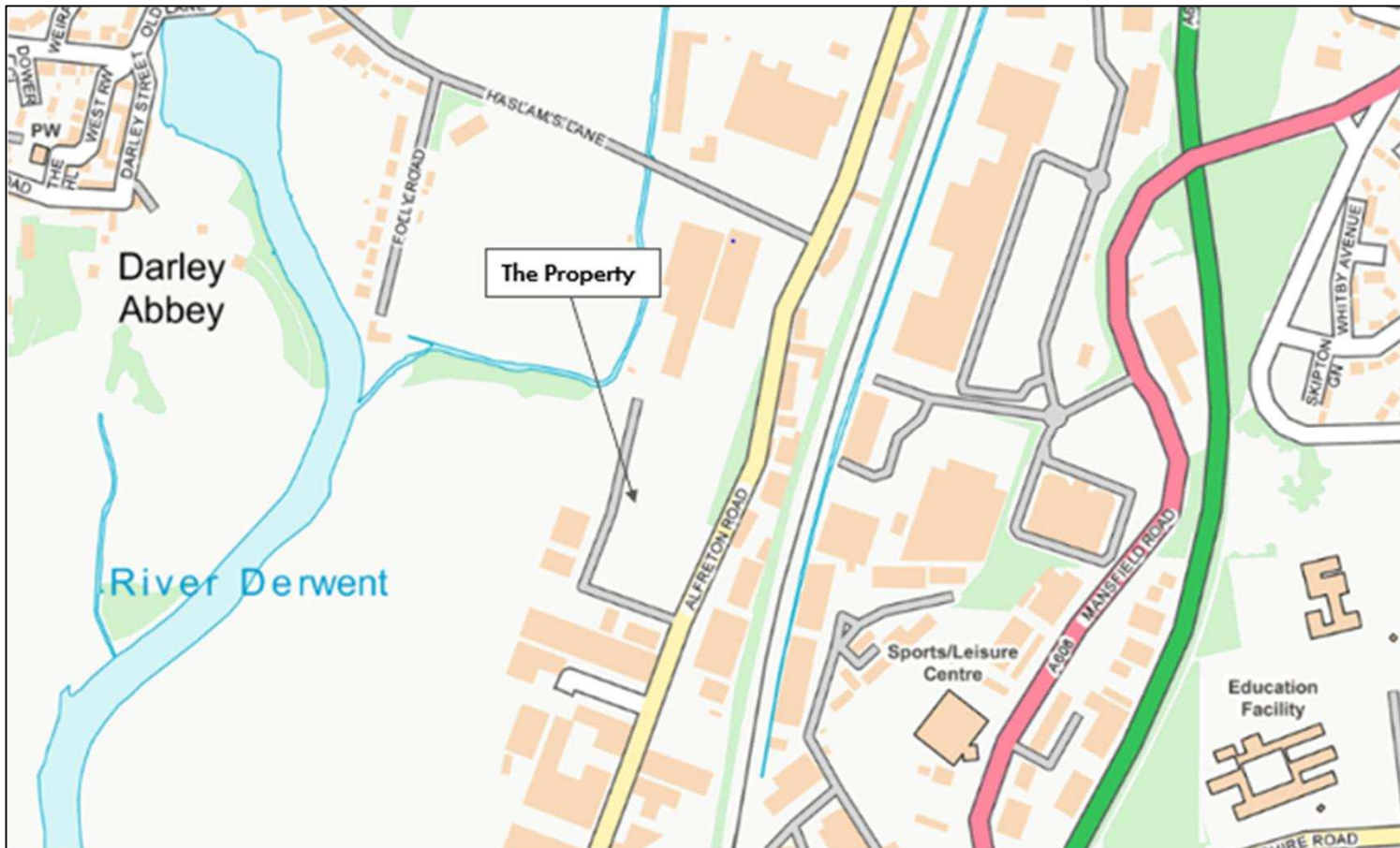
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This brochure is intended to be a guide only so please read these important notes:

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