



**H1(7) Cranmer Road, West Meadows Industrial Estate, Derby, Derbyshire
DE21 6JL**

INDUSTRIAL/WAREHOUSE

- ▶ **26,017 sq ft (2,417 sq m) on a large site**
- ▶ **Detached building with single storey offices - to be reburished**
- ▶ **Large self-contained site of 1.5 acres**
- ▶ **Convenient location off A52/A61 Pentagon Island**

For enquiries and viewings please contact:



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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, Mertrux, Kwik Fit, Motorpoint and the like.

Description

The property comprises a substantial industrial/storage building with loading doors at either end, together with loading yard space.

To the front is a single storey office section including both open plan and individual offices and meeting rooms, together with male and female WCs.

There is a substantial car park and the entire property sites on its own self-contained site.

Accommodation

	Sq M	Sq Ft
Main Offices	477.9	5,144
Industrial/Warehouse	1,771	19,064
Works Offices	121	1,303
Plant Room	47	506
Total	2,417	26,017

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The property was previously uses for manufacturing purposes, but interested parties must rely on their own enquiries with the planning department at Derby City /Council 01332 640795

Business Rates

The property is currently listed as Factory and Premises and has a rateable value of £80,000. Source: VOA

Business rates multiplier in the £ for 2020/21 is 0.512

Rent

Rental £130,000 per annum exclusive of business rates and VAT. The rental is payable quarterly in advance

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.

EPC

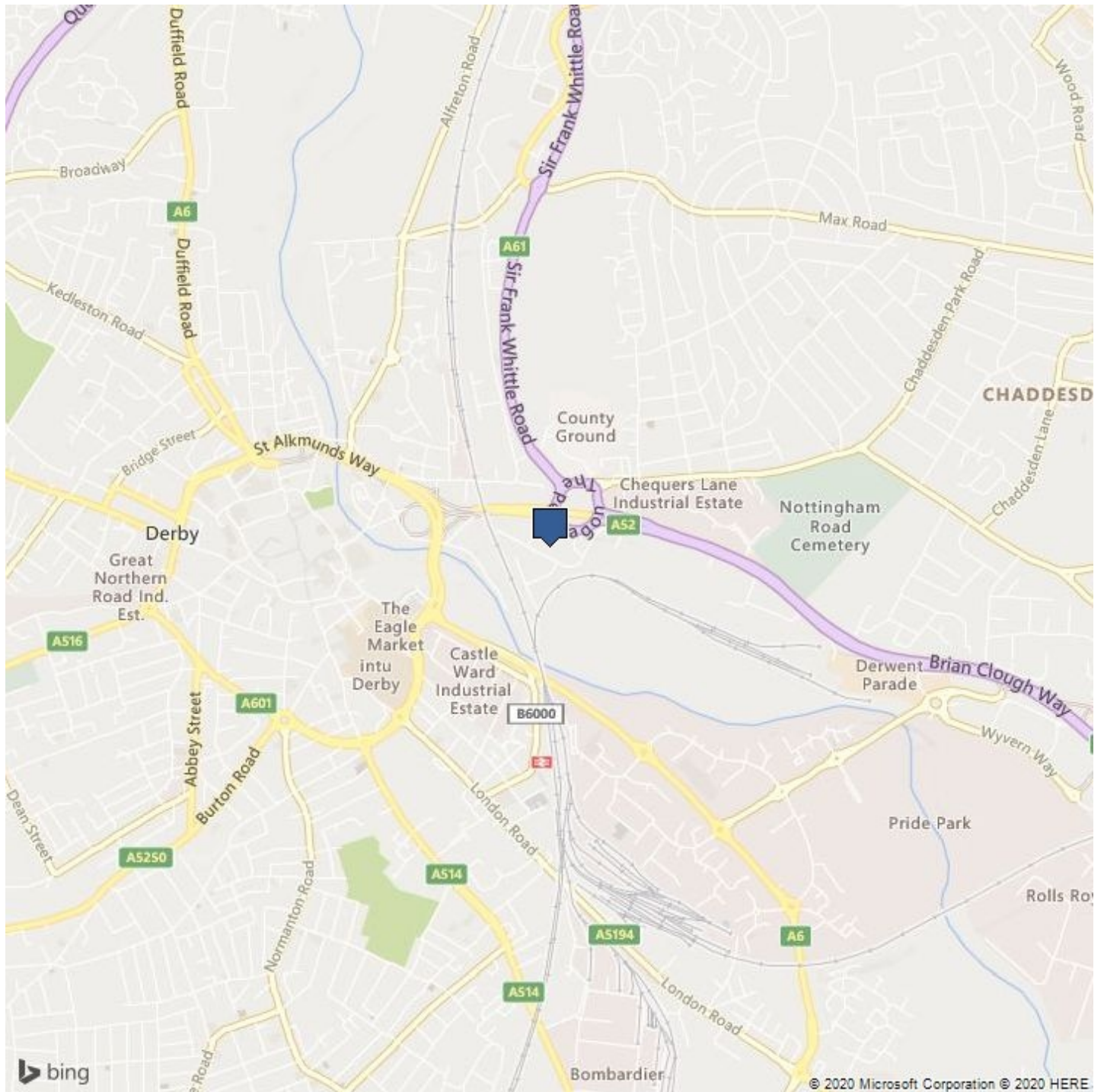
To be confirmed on completion of works

Viewings

Viewings are by appointment with Innes England or our joint agent: FHP Tel: 01332 224857

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