

TO LET

**B1, B2, B8 WORKSHOP/WAREHOUSE
5,000 Sq.Ft. With Car Parking**

**UNIT 7
KINGSFIELD INDUSTRIAL ESTATE
WIRKSWORTH
DERBYSHIRE DE4 4BG**



LOCATION

The premises are located on the northern fringe of Wirksworth north of Matlock and south of Derby and Ashbourne with access off the B5023.

DESCRIPTION

The property offers tidy ground floor working space for business /warehouse use with a disabled WC installed with a mezzanine deck for storage and ancillary use.

There is a roller shutter door, separate pedestrian access and 7 car parking spaces outside the building.

ACCOMMODATION

Ground floor warehouse	323.25m2	(3,479 Sq.Ft.)
Ground floor Office	8.4m2	(90 Sq.Ft.)
Mezzanine storage	128.7m2	(1386 Sq.Ft.)
External storage	16.47m2	(177 Sq.Ft.)
Total	467m2	(5,032 Sq.Ft.)

TERMS

The premises are offered To Let at a rent of £20,000 per annum on a flexible lease.

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

RATES

RV: £13,500

SERVICES

3-Phase Electricity, WC's

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN

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