



Phase 2, Eagle Park, Alfreton Road,  
Derby, DE21 4AE

# TO LET New Trade Counter\*/ Warehouse Units

From 5,800 sq. ft. /540 sq. m. to 17,400 sq. ft. /1,620 sq. m.

## EAGLE PARK SITE PLAN

- Phase 1 (coming soon)
- Phase 2



**Viewing strictly by appointment only**  
For further information, contact the sole agents:  
T: 01332 298000 E: [derby@salloway.com](mailto:derby@salloway.com)

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# PHASE 2 EAGLE PARK

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An exciting new development of trade counter\*, warehouse and workshop units from 5,800 sq. ft. /540 sq. m. to 17,400 sq. ft. /1,620 sq. m. in a prominent location on an arterial route to the north of the city (A61).

Phase 2 of the Eagle Park development, with frontage onto Alfreton Road, comprises two blocks of five units. Interested parties have the opportunity to amalgamate 2 or 3 units so that the size-range of availability is 5,800 sq. ft. /540 sq. m. (single unit); 11,600 sq. ft. /1,080 sq. m. (double unit); or 17,400 sq. ft. /1,620 sq. m. (triple unit).

The units will be completed to a shell specification, ready to receive tenants' fit-out. The Gross Internal Area of each building is approximately 5,800 sq. ft. /540 sq. m. with an eaves height of some 7.4m.

## LOCATION

The premises are located in an established trade/business/industrial location which includes businesses such as Screwfix, Jewsons, City Electrical Factors, Andrew Page and Plumbase.

Situated about 1 mile to the north of Derby City Centre – Alfreton Road runs on a north/south axis between Mansfield Road (Chester Green) and Sir Frank Whittle Road giving access to inner and outer Ring Roads and the A38 and A52.

## TERMS

The premises are available to let on a new lease on institutional full repairing and insuring terms. Units 19, 20 and 21 may be available on a freehold basis. Please check availability with the Sole Agents.

## SERVICE CHARGE

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

## PRICE/RENT

See schedule of accommodation opposite.

## \*PLANNING PERMISSION

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.

## UTILITIES

All mains services will be connected to the units.

## RATEABLE VALUE

The units have not been assessed for Rating purposes.

## LEGAL COSTS

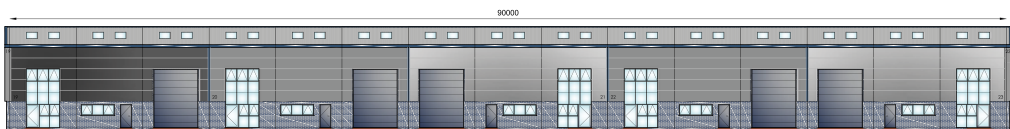
Each party is to be responsible for its own legal costs.

## VAT

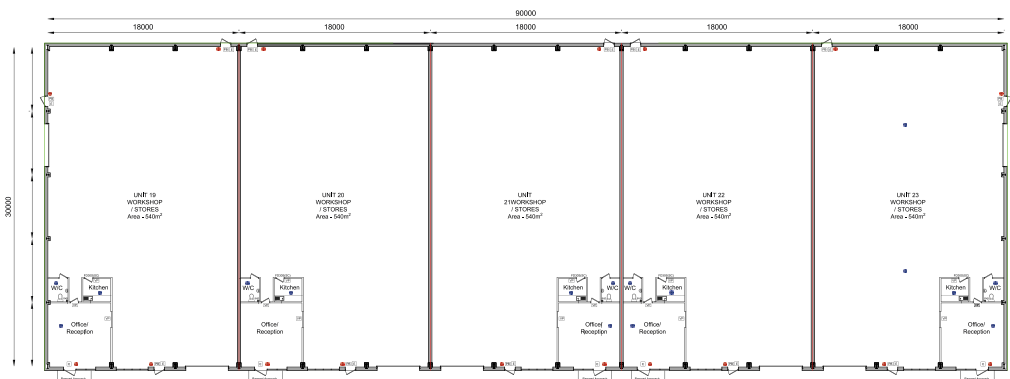
VAT is applicable to rents and service charges at the prevailing rate.

## EPC

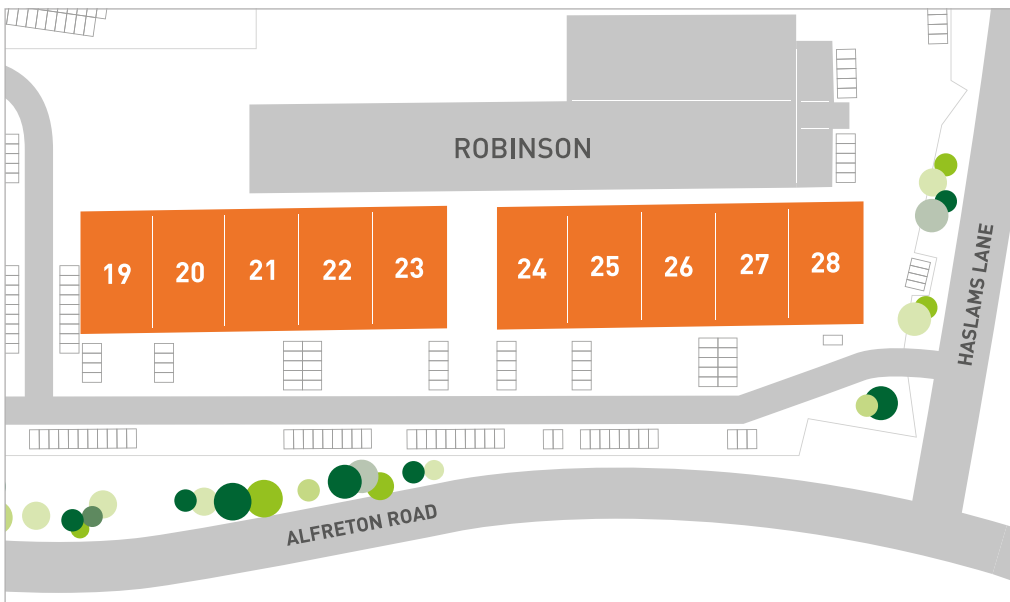
EPC's will be available once the units are completed.



Front elevation



Ground floor plan



Phase 2 site plan

## SCHEDULE OF ACCOMMODATION

Unit	Size (Sq. ft.)	Size (Sq. m.)	Price / Rent*	Availability
19	5,800	540	£650,000 / £49,300 pax	March / April 2018
20	5,800	540	£635,000 / £47,850 pax	March / April 2018
21	5,800	540	£635,000 / £47,850 pax	March / April 2018
22	5,800	540	£47,850 pax	March / April 2018
23	5,800	540	£49,300 pax	March / April 2018
24	5,800	540	£49,300 pax	Available now
25	5,800	540	£47,850 pax	Available now
26	5,800	540	£47,850 pax	Available now
27	5,800	540	£47,850 pax	Available now
28	5,800	540	£49,300 pax	Available now

\*Incentives may be available dependent upon covenant strength and length of lease term

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