



Units 4B & 4C, Sinfin Commercial Park, Sinfin Lane, Derby, Derbyshire DE24 9HL

Double Fronted Industrial Unit

- ▶ **6,034 sq ft (560.6 sq m)**
- ▶ **Established commercial location**
- ▶ **Close to A61, A52, A38 and Derby City Centre**
- ▶ **8 dedicated parking spaces**

For enquiries and viewings please contact:



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Location

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Description

The property comprises two adjacent terraced units of a steel portal frame construction with brick/blockwork cavity elevations surmounted by profiled steel cladding to the upper elevations.

The units can be interlinked to provide a single warehouse, each bay benefiting from a meet and greet reception, tea point and WC. There are roller shutter doors to both units and 8 dedicated parking spaces.

Accommodation

	Sq M	Sq Ft
Unit 4B	280.3	3,017
Unit 4C	280.3	3,017
Total	560.6	6,034

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

Services

We understand all mains services including Three Phase are connected to the property.

Planning

We understand the property benefits from B1 (Business), B8 (Storage and Distribution) planning use. All information should be confirmed with and further enquiries should be directed to the local planning department at Derby City Council.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The properties are currently listed as Warehouse and Premises and have rateable values of:

Unit B £15,250.

Unit C £15,250.

Source: VOA

Rent

The property is available to rent £37,000Per annum exclusive.

Service Charge

A service charge for the upkeep of the common areas and estate will be levied. The current years budget is £869.02.

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

The premises have an EPC assessment of: Unit B - D (96). Unit C - D (79).

Viewings

Viewings are by appointment with Innes England or our joint agent: James Clements at Knight Frank Tel: 0121 233 6460

Date Produced: 14-Feb-2020



