

# FOR SALE / TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

**New Industrial / Warehouse Development**

Units 13 & 15 Victory Park,  
Victory Road, Sinfin, Derby DE24 8ER



## FREEHOLD / LEASEHOLD - TERMS UPON APPLICATION

- Two separate detached high quality, new build industrial / warehouse units, each inclusive of ancillary office accommodation.
- Prominent location forming the final phase of the highly successful Victory Park development.
- Unit sizes of approximately 1,187 m<sup>2</sup> / 12,777 sq.ft. and 2,606 m<sup>2</sup> / 28,050 sq.ft.
- Private and secure estate strategically located next to the main Rolls Royce Campus at Sinfin.
- Excellent links to the national road network including the A38, A50 and M1.



**SALLOWAY**



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## Location

The site is strategically located next to the main Rolls Royce complex, close to Derby City Centre and with excellent links to the national road network via the nearby Osmaston Park Ring Road (A5111).

The area affords excellent access to the A38, A50 and A52 dual carriageways and onwards to the main motorway network including junctions 24a and 25 of the M1 motorway.

Victory Park is home to companies including Western Power Distribution, Gardner Aerospace and Intertek.

## Description

Units 13 and 15 comprise the last available two units that make up the final phase of the highly successful Victory Park, a development totalling approximately 13 acres which has been undertaken over recent years by the Revelan Group Limited.

Terms have been agreed for the sale of Unit 14 and all three units will be constructed at the same time, with works starting on site in Summer 2019.

The units will occupy a prominent location to the front of the Victory Park scheme and will be built to suit the specific requirements of occupiers. The specification of each will include secure fenced and gated sites, dedicated service yards, separate parking facilities, two storey offices, generous eaves height, dock level or level access loading doors and a full warranty package.

## Planning

It is understood that the premises will be suitable for B1(b), B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

## Accommodation

The units will comprise the following approximate gross internal areas:-

### Unit 13

Warehouse: 2,130 m<sup>2</sup> / 22,926 sq.ft.  
Offices: 476 m<sup>2</sup> / 5,124 sq.ft.  
**Total GIA: 2,606 m<sup>2</sup> / 28,050 sq.ft.**

### Unit 15

Warehouse: 961 m<sup>2</sup> / 10,344 sq.ft.  
Offices: 226 m<sup>2</sup> / 2,433 sq.ft.  
**Total GIA: 1,187 m<sup>2</sup> / 12,777 sq.ft.**

## Services

It is understood that all mains services will be connected to the units.

## Service Charge

A nominal service charge will be levied upon occupiers of the estate to cover the maintenance of common areas within the Park.

## Tenure

The units will be available on either a freehold or leasehold basis, with terms dependant upon the final size and specification of the completed buildings.

## VAT

VAT is applicable on any transaction at the prevailing rate.



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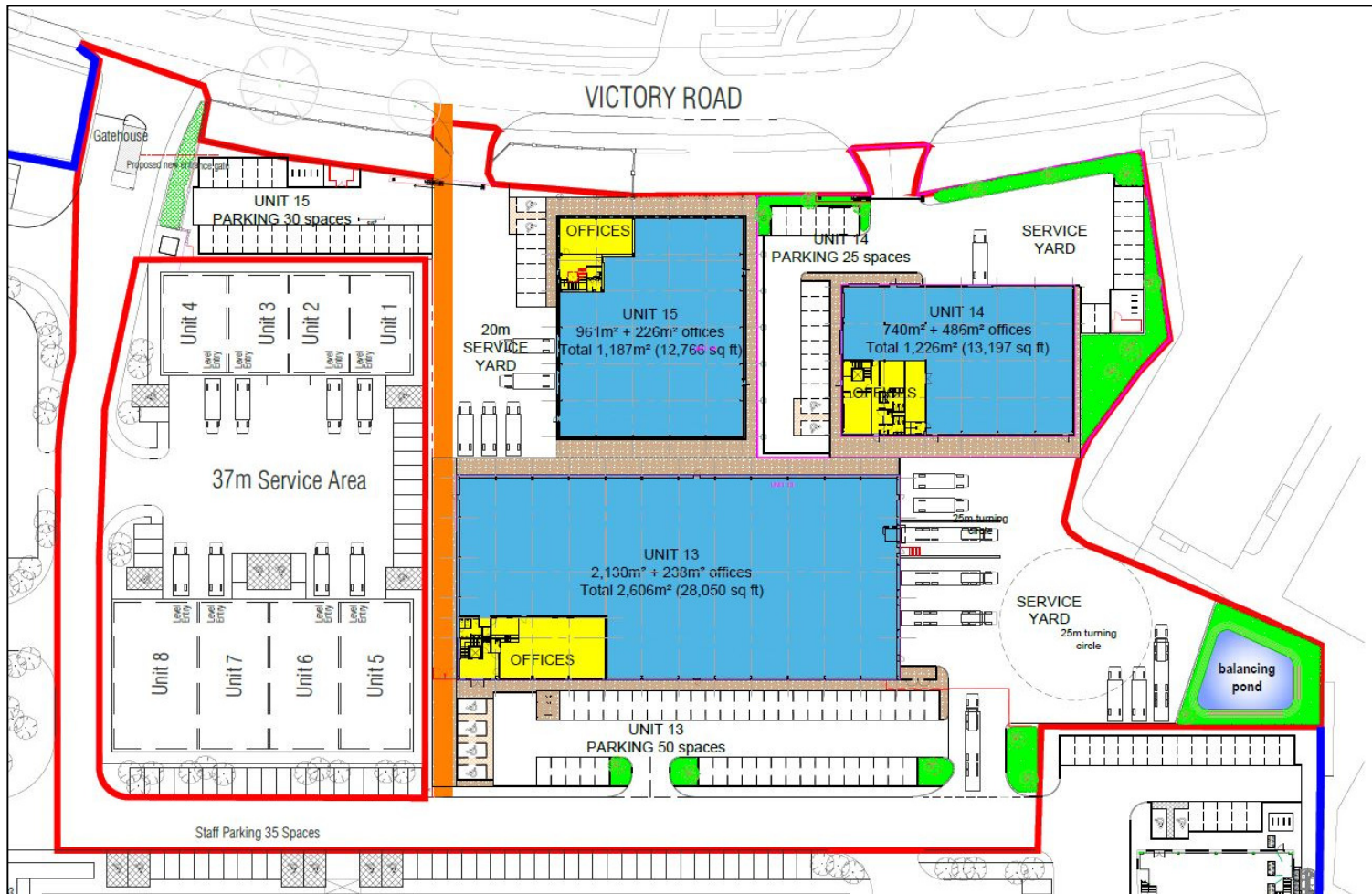
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Unit locations taken from the Planning Application's Layout Plan (for reference purposes only)



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## Legal and Professional Costs

Each party will be responsible for their own legal and professional 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 Purchaser/Lessee.

## Viewings

Viewing is strictly via prior appointment with Salloway:-

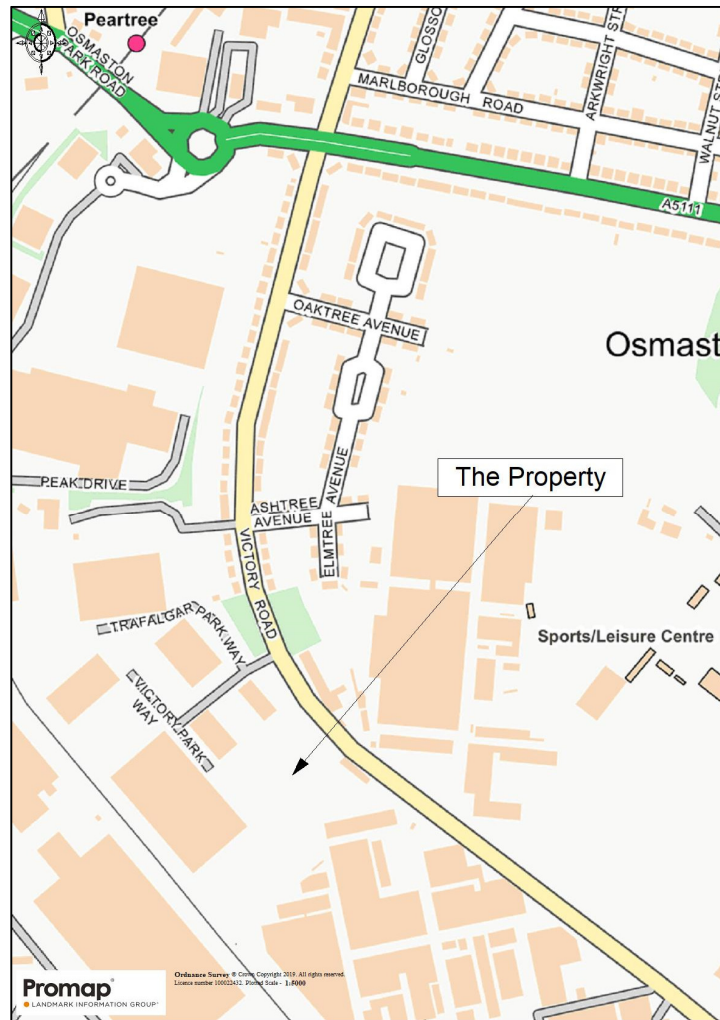
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Alternatively, contact our joint agent, FHP:-

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