

Unit 2b Masons Place | Nottingham Road |

Derby | DE21 6YZ

## Good quality Industrial/warehouse premises close to the A52

738m<sup>2</sup> (7,948ft<sup>2</sup>)



- Industrial/warehouse premises
- Established Industrial estate location
- Benefit of mezzanine (in part)
- Excellent access to A52 and M1
- Immediately available on a new lease
- Rent £25,000 per annum



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## To Let



## Location

Masons Place is located approximately 1 mile from the Pentagon Island/A52 at its intersection with Sir Frank Whittle Road (A61). This estate sits on the edge of Derby with excellent access to the City Centre but also Junction 25 of the M1 Motorway via the A52.

## The Property

The premises comprise a mid terrace Industrial/warehouse unit of steel portal frame construction. The warehouse benefits from a mezzanine to the rear section and WC facilities. The specification includes:-

- ❖ 3 phase power
- ❖ Florescent strip lighting
- ❖ 1 x roller shutter loading door
- ❖ 7 car parking spaces

## Accommodation

The property comprises the following approximate net internal floor areas:

	Sq M	Sq ft
Warehouse	562.77	6,058
Mezzanine	175.58	1,890
<b>Total</b>	<b>738.35</b>	<b>7,948</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



INDICATIVE PHOTO

## Lease

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rental of:

**£25,000 per annum**

## Service Charge

The lease will contain a provision for a service charge.

## Business Rates

The unit will be assessed on occupation. For further information please contact the agents.

## VAT

All figures quoted are exclusive of VAT, which is applicable at the prevailing rate.

## Planning

The property was most recently used for storage and distribution. Please make your own enquiries with Derby City Council in regards to use.

## Legal costs

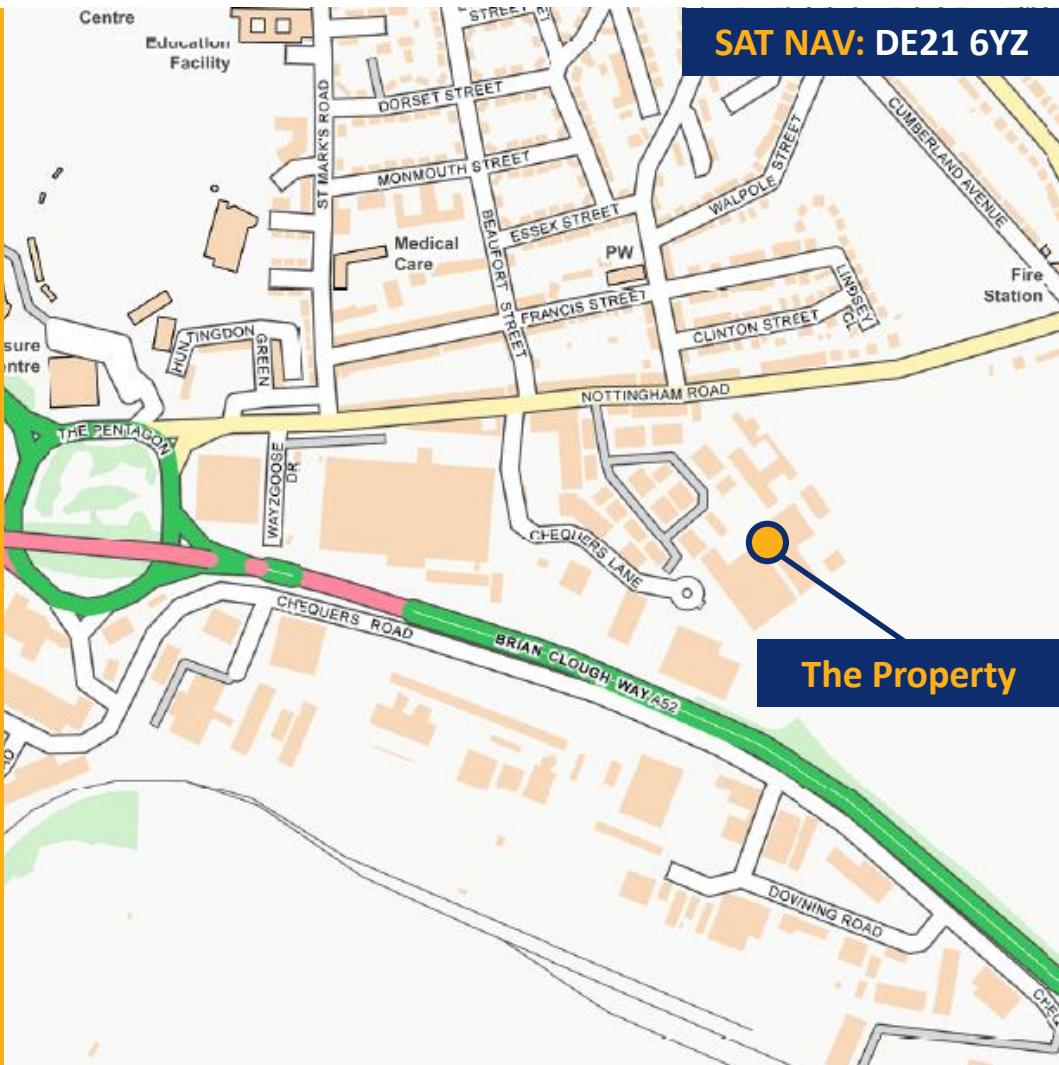
Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

The property has an Energy Performance Certificate Rating of C(59).



**SAT NAV: DE21 6YZ**



**The Property**

**For further information or to arrange to view please contact:**

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**Fisher Hargreaves Proctor Ltd.**

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