



6,655 Sq Ft (618.25 Sq M)

- Modern end terrace warehouse unit
- Situated adjacent to Tile Giant, B&Q and Sainsbury's
- 6m eaves

# 6,655 Sq Ft (618.25 Sq M)

## Description

The site is located adjacent to the main spur road off the A511 Outer Ring Road leading into the Sainsbury's superstore. Nearby occupiers include Tile Giant, B&Q, Pizza Hut, McDonald's and Access Self-Storage, which endorse this as an established retail/roadside and trade counter location south of Derby City Centre.

The estate is located close to the junction of the A5111 outer ring road and A514 Chellaston Road, which is also the main arterial route into Derby City Centre from the suburbs of Allenton, Chellaston and Shelton Lock.

The property comprises a well specified modern warehouse facility of steel portal frame construction with insulated profile cladding to eaves and roof covering. Key features include:

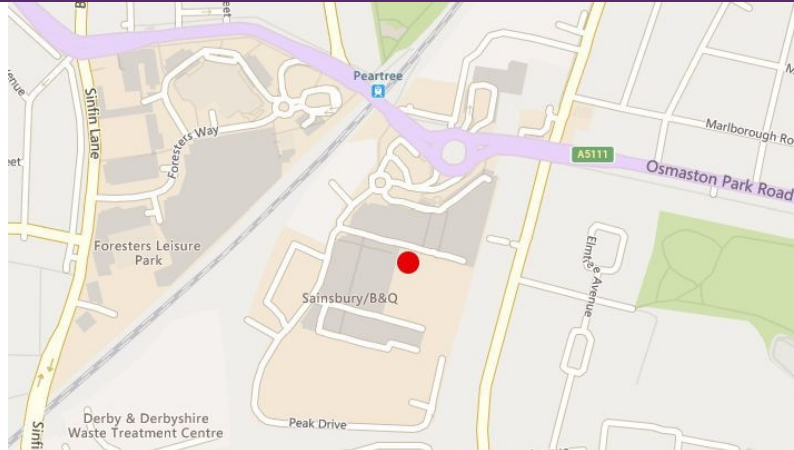
- 6m eaves
- Office and WC provision.
- 1 level access electrically operated loading doors
- Shared yard.
- Connection to mains services
- Kitchenette
- The warehouse features ancillary office accommodation and WC's
- The site is fully fenced and gated.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## EPC Rating

EPC Available upon request



## Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Legal Costs

Each party to bare their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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