

Unit 3 & 4 New Zealand Court,
Kingsway Park Close, Kingsway Industrial Estate,
Derby, DE22 3FP



Industrial / Warehouse Unit

TO LET

14,345 sq ft (1,332.7 sq m)

- Integral Offices with Kitchen & WC's.
 - Approx. 5.1m to Eaves.
- Good sized forecourt loading / parking area.
 - Just off the A38 dual carriage way.
- New Link Road proposed to provide direct access off the A38 roundabout into the estate.
- Derby City Centre - 1½ miles approx.



Unit 3 & 4 New Zealand Court, Kingsway Park Close, Derby, Derbyshire, DE22 3FP

LOCATION

The premises are situated on the Kingsway Industrial Estate on Kingsway Park Close which is located about 1.5 miles west of Derby City Centre.

The Estate is currently accessed off the A38 Kingsway Dual carriage way via Brackensdale Avenue and Lyttelton Street if heading north on the A38 Kingsway, or via Raleigh Street / Lyttelton Street if heading south. Highways England has recently secured planning approval to create a new underpass under the A38 roundabout with a new direct link off the roundabout into the Industrial Estate. A program of works is currently being planned. <https://nationalhighways.co.uk/our-roads/east-midlands/a38-derby-junctions/>
The A38 Kingsway Dual Carriage Way forms part of Derby City's outer ring road system linking directly to the A50 at Burnaston to the South, and to junction 28 of the M1 Motorway to the north.

DESCRIPTION

Units 3 & 4 comprise two adjoining interconnecting single storey modern industrial / warehouse units built around 2001.

They are constructed of steel portal frame with low level brickwork and composite cladding above incorporating double glazed upvc windows. Height to eaves is approximately 5.1 m.

Each unit has an integral office and WC block, LED high bay lighting and an insulated sectional roller shutter door to the front and rear.

Unit 3 has additional high - quality offices at 1st floor level. These provide a small ground floor entrance reception with accessible WC and on the 1st floor a conference / meeting room to the front, WC's and shower room, a kitchen & three further partitioned office area. The offices in Unit 3 have half glazed partitioning, air conditioning, suspended ceilings with cat 2 lighting, 3 compartment side trunking & carpeting.

Externally at the front of the units are loading / parking areas with separate access to the rear which provides additional loading.

SERVICES

All mains' services are understood to be connected.

ACCOMMODATION – (Approximate Gross Internal Area)

	Sq ft	Sq m
Unit 3		
a) First Floor Offices, Kitchen, Conference Room, Shower Room & WC's	2,000	185.8
b) Industrial / Warehouse Area Including Small Entrance Reception & WC	6,145	570.9
Unit 3 - Total Floor Area	8,145	756.7
Unit 4		
a) Ground Offices, Kitchen & WC'S	565	52.5
b) Industrial / Warehouse Area	5,635	523.5
Unit 4 – Total Floor Area	6,200	576.0
Combined Total of Unit 3 & Unit 4	14,345	1,332.7

TOWN PLANNING

The premises have previously been used for light assembly & storage & distribution purposes. Interested parties are advised to contact the Council to ensure that they can be used for their proposed use.

LEASE TERMS

The premises are being offered as a whole on a new full repairing and insuring lease for a term of years to be agreed at £107,500 p.a. exclusive plus Vat (i.e., £7.49 psf + Vat).

SERVICE CHARGE

There will be a variable service charge payable to cover the maintenance and upkeep of the communal areas of the estate.

BUSINESS RATES

The premises is currently assessed as a whole at a rateable value of £65,000. The current rate in the pound multiplier is 54.6 pence (April 2024 to 2025) prior to any transitional relief.

LEGAL COSTS

Each party will be responsible for their own legal cost incurred in any transaction.

EPC

The current energy performance ratings for the premises are as follows: - Unit 3 – D76 & Unit 4 – C67. Both expire 9th May 2029.

VIEWINGS

Strictly by prior appointment via the sole agents: - Peter Clarke & Co LLP – Tel 01926 429400
Contact: - Stephen Werner. Email: stephen@peterclarke.co.uk
Direct Line: 01926 340996 / 0121 393 1920

Dated: 28.6.2024



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