

TO LET

Well Located Modern Industrial Unit

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Unit 10 Eagle Park
Alfreton Road, Derby DE21 4AE



Leasehold: £40,800 per annum exclusive

- Total Gross Internal Area of 421.76 m² / 4,540 sq.ft.
- 6.3m eaves height.
- Tracked overhead loading doors measuring c. 4.0m (width) by 5.4m (height).
- Established trade counter/warehouse/industrial location.
- Prominently positioned on a key arterial route.
- Front and side loading with demarcated parking provisions for 12 vehicles.



SALLOWAY



Hugo Beresford MRICS

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed MRICS

Tel: 01332 298000

Email: wspeed@salloway.com

3 Royal Scot Road, Pride Park
Derby, DE24 8AJ

salloway.com





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Location

Eagle Park is located approximately 1 mile to the north of Derby City Centre, on Alfreton Road, a key arterial route which connects with the A38, linking the city with Junction 28 of the M1 motorway.

The property is positioned within an established trade/business/industrial location with nearby occupiers including Screwfix, Autoglass, Howdens, Brandon Hire Station, Toolstation, Jewsons, City Electrical Factors, Andrew Page, Plumbase and Greggs.

Description

The property comprises a semi-detached industrial unit constructed to a high specification with brick/block lower elevations and insulated cladding to the upper elevations and roof.

Internally, the property provides open plan industrial accommodation with a minimum working height of approximately 6.3m (to the underside of the eaves haunch), benefiting from a concrete floor, blockwork walls, tracked overhead loading doors measuring circa 4.0m (width) by 5.4m (height) and 20% translucent rooflights.

Externally, to the front and side of the building, there is loading space together with demarcated parking provisions for 12 vehicles.

Accommodation

The property comprises:-

Gross Internal Area: 421.76 m² / 4,540 sq.ft.

Tenure

The property is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent

The property is available to rent at £40,800 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable on the transaction at the prevailing rate.

Business Rates

The property is yet to be assessed for business rates purposes. Please contact the marketing agents for indicative figures.

Services

It is understood that mains electricity, water and drainage are connected to the property.

Service Charge

A service charge is in place in respect to the maintenance and upkeep of the common parts of the estate. Further details are available upon request.

Energy Performance Certificate

The property has an EPC assessment of B-26 (based upon the shell only).



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Planning

The premises have planning permission for B1(c) (now Use Class E) and B8 uses.

*Trade counter businesses that cannot operate under a B8 consent should contact Derby City Council to ascertain whether or not planning permission is required for their use.

Legal Costs

Each party will be responsible for their own legal 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.

Further Information / Viewings

Viewing is strictly via prior appointment with agents, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / wspeed@salloway.com



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Email: hberesford@salloway.com



William Speed MRICS

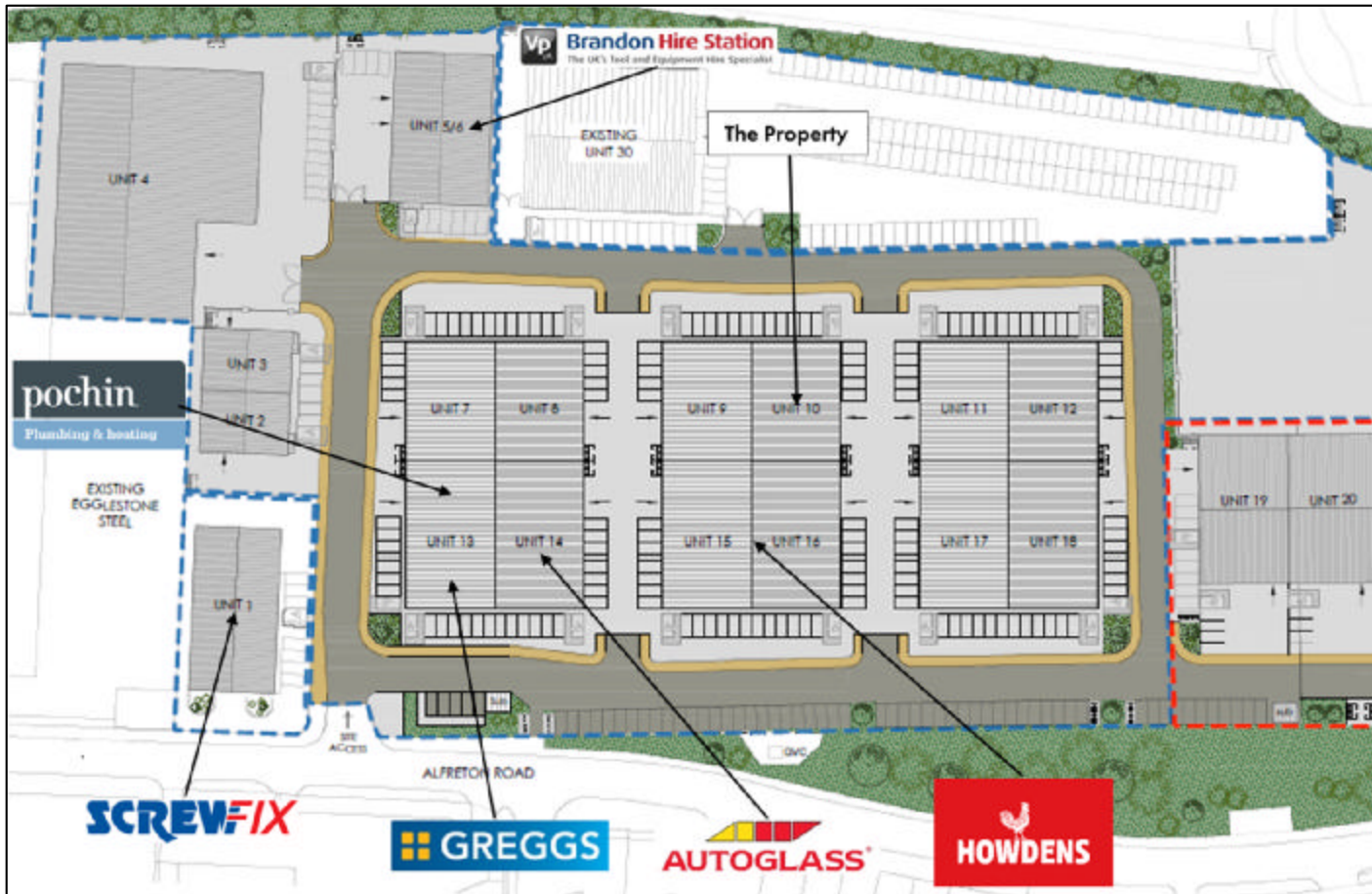
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Indicative Site Plan



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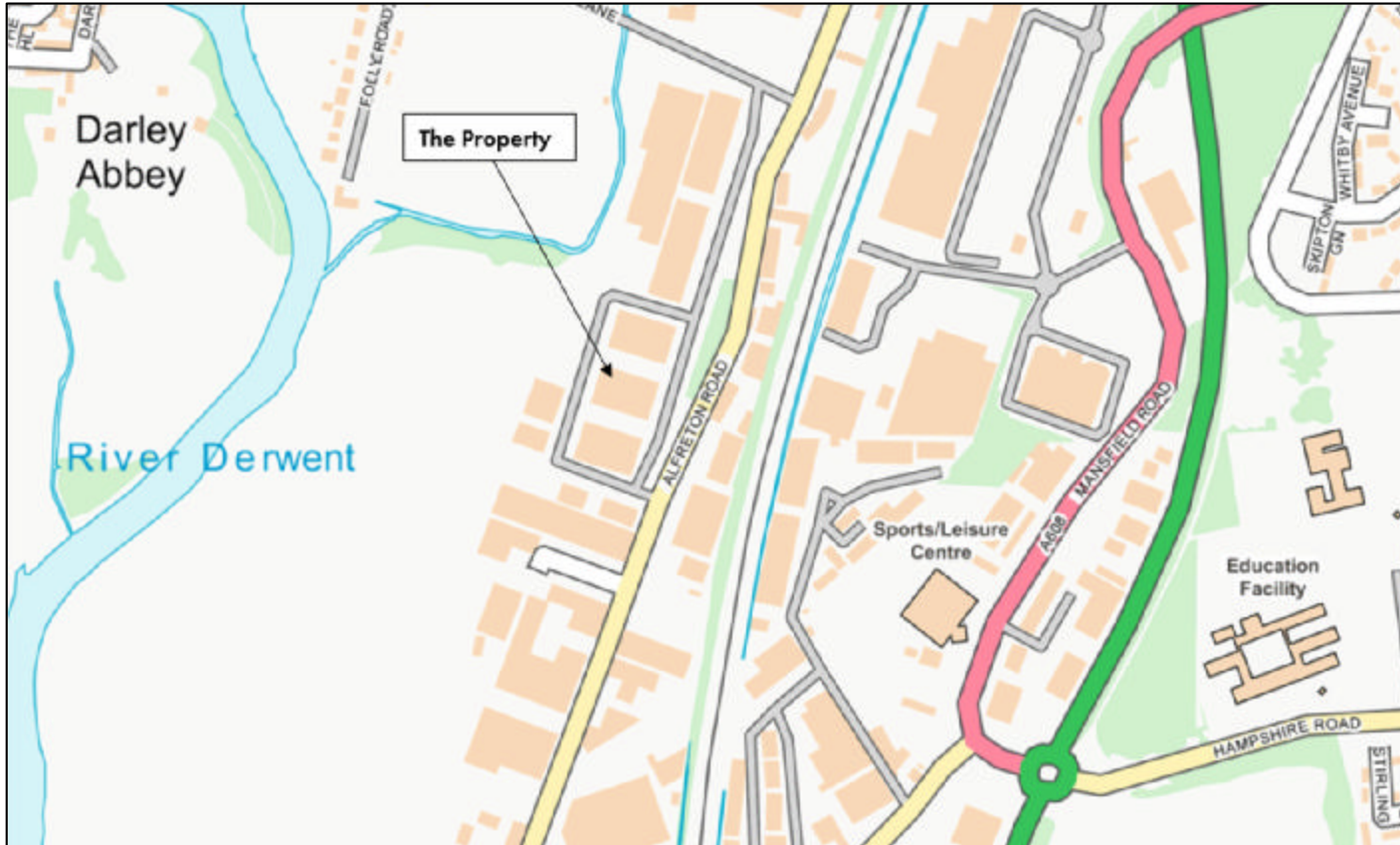
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This brochure is intended to be a guide only so please read these important notes:

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