

TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Modern Trade Counter/Industrial Unit

Unit 17 Dunstall Park, Dunstall Park Road,
off Ascot Drive, Derby DE24 8HJ



RENTAL INCENTIVES AVAILABLE

Rent: £1,950 per calendar month

- Gross Internal Area 240m² / 2,583sq.ft.
- Suitable for Use Class E and B8 uses.
- Offered to a shell specification.
- Located 1.5 miles south east of Derby City Centre.
- Modern development of trade counter/industrial units.
- Available immediately.



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Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the west of Junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham.

More specifically, the premises are located on the Osmaston Park Industrial Estate (Ascot Drive), on Dunstall Park Road, just off Ascot Drive, close to its junction with Osmaston Road and about 1.5 miles to the south east of Derby City Centre.

Ascot Drive has established itself as one of Derby's best known trading and industrial estates, serving the south of the city, and comprising a well-established business community trading across a number of sectors. These include non-food retail such as Dunelm; trade-counter including Wolseley 'centres', Travis Perkins builders' merchants, Screwfix; windows and door companies, automotive businesses; and a wide range of other workshop and warehouse occupiers.

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 maximum eaves height of approximately 6.47m which reduces to 3.96m at the rear.

The unit will be delivered to a shell specification and benefits from a concrete floor, blockwork walls, tracked overhead loading doors measuring circa 3.98m (wide) by 5.44m (high) and 20% translucent rooflights.

Externally, there is ample parking and loading facilities to the front of the building, together with a useful side and rear yard area.

Accommodation

The property comprises:-

Gross Internal Area: 240.00 m² / 2,583 sq.ft.

Services

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

Leasehold Terms

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 £1,950 per calendar month (£23,400 per annum) exclusive of rates and all other outgoings.

Service Charge

A service charge will be levied to cover the general maintenance of the Dunstall Park development.

Business Rates

The property is yet to be assessed for business rates purposes. Interested parties are advised to contact the marketing agents for indicative figures.

VAT

VAT is applicable on this transaction at the prevailing rate.



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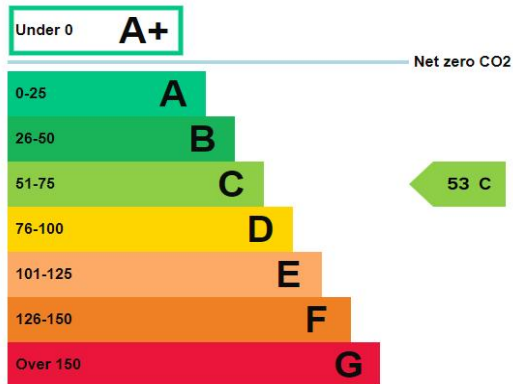
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Energy Performance Certificate

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emis: are likely to be.

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 Lessee.

Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

Tel: 01332 298000

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



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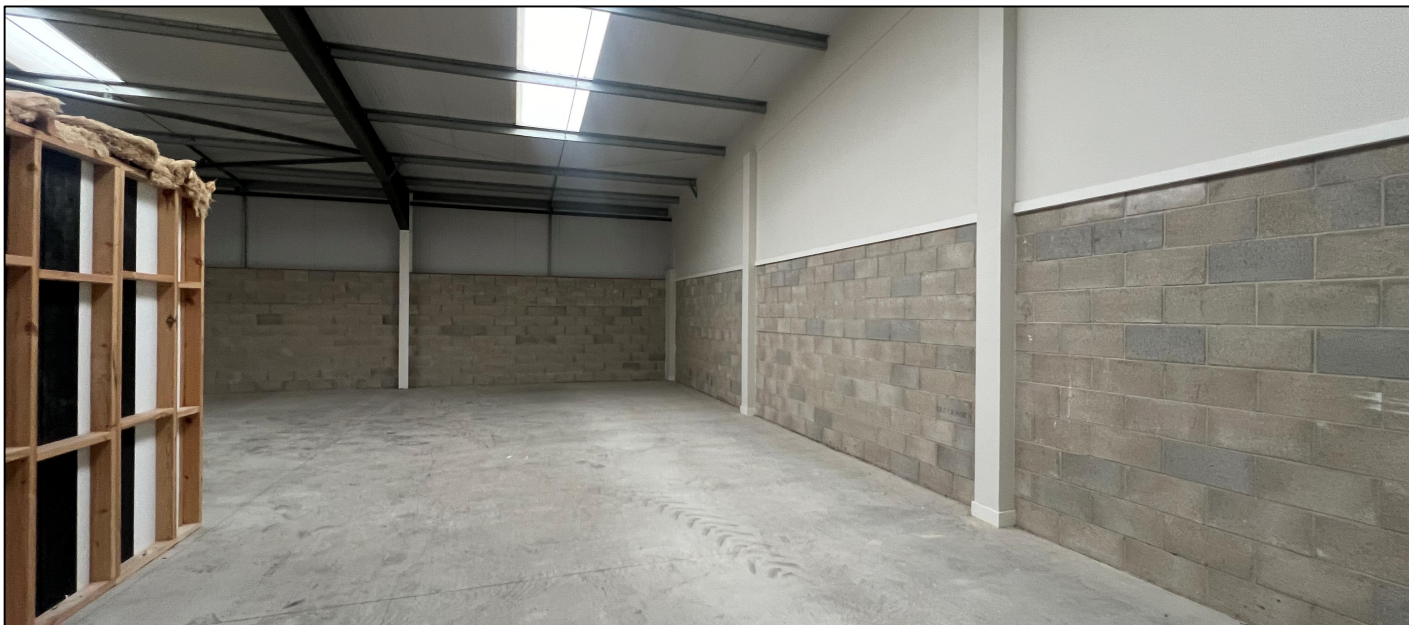
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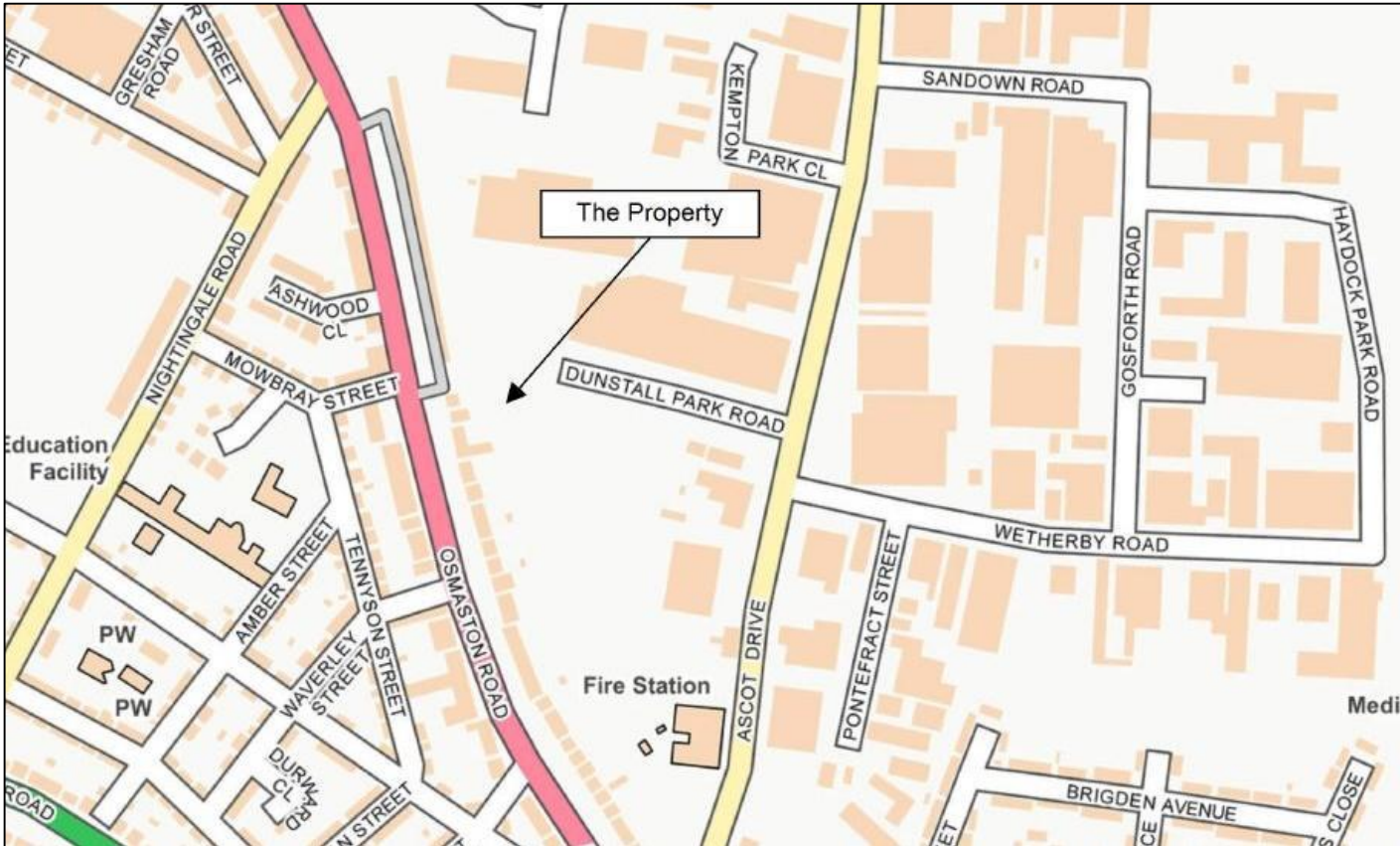
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This brochure is intended to be a guide only so please read these important notes:

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