



MERLIN PARK

Osmaston Road
Derby DE24 8AP

TO LET: New Workshop/Warehouse Units

From 2,600 sq.ft. to 4,650 sq.ft. or combined for larger units

- New development of workshop and warehouse units
- Variable unit sizes starting from 2,600 sq.ft.
- Finished to a high quality shell specification
- Planning use classes E and B8
- Flexible lease terms
- All enquiries welcome



All images are for indicative purposes only

Another quality development by



 **SALLOWAY**

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Merlin Park is a prestigious new industrial development situated 1.6 miles south of Derby City Centre, just off Osmaston Road (A514).

The development is located in an established employment address with the Sir Francis Ley Industrial Estate nearby together with Bombardier's main campus.

DESCRIPTION

The properties will each be constructed to a high specification with brick/block lower elevations and insulated cladding to the upper elevations and roof.

Internally, the properties will provide open plan industrial accommodation with a minimum eaves height of approximately 7.4m (units 20 and 21 will have eave heights of 5.4m).

The units will be delivered to a shell specification and benefit from a concrete floor, blockwork walls, 20% translucent rooflights and tracked overhead loading doors measuring circa 4.0m (width) by 5.4m (height).

Externally, there is ample parking and loading facilities to the front of each building.

SERVICES

It is understood that mains electricity, water and drainage will be connected to the properties.

PLANNING

The properties hold planning permission for Use Class E (Commercial Business Service) and B8 (Storage and Distribution) purposes.

Interested parties are advised to make their own enquiries to the local planning authority prior to entering into any negotiations regarding any letting.

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.





RATEABLE VALUE

The units have not yet been assessed for rating purposes.

LEASE TERMS

The premises are available to let by way of new lease agreements drawn on full repairing and insuring terms which incorporate periodic upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of the funding will be required from the successful party.

VIEWING

Strictly via prior appointment with sole agents Salloway.



ACCOMMODATION

The indicative scheme comprises:

	M ²	SQ.FT.
Unit 1	Under Offer	Under Offer
Unit 2	Under Offer	Under Offer
Unit 3	Under Offer	Under Offer
Unit 4	252m ²	2,713 sq.ft.
Unit 5	252m ²	2,713 sq.ft.
Unit 6	252m ²	2,713 sq.ft.
Unit 7	252m ²	2,713 sq.ft.
Unit 8	252m ²	2,713 sq.ft.
Unit 9	252m ²	2,713 sq.ft.
Unit 10	252m ²	2,713 sq.ft.
Unit 11	378m ²	4,069 sq.ft.
Unit 12	252m ²	2,713 sq.ft.
Unit 13	252m ²	2,713 sq.ft.
Unit 14	252m ²	2,713 sq.ft.
Unit 15	378m ²	4,069 sq.ft.
Unit 16	432m ²	4,650 sq.ft.
Unit 17	432m ²	4,650 sq.ft.
Unit 18	432m ²	4,650 sq.ft.
Unit 19	432m ²	4,650 sq.ft.
Unit 20	240m ²	2,583 sq.ft.
Unit 21	240m ²	2,583 sq.ft.

PROPOSED ELEVATIONS

Example shown: Units 15-16



