

# FOR SALE

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

## Four New Industrial/Warehouse Units

Units 16 – 19 Merlin Park, Osmaston Road,  
Derby DE24 8AE



\* Indicative Photograph of Existing Units on Site

## Freehold Offered

- New build industrial units.
- GIA approx. 432.00m<sup>2</sup> / 4,650sq.ft.
- Finished to a shell specification.
- B8 and Use Class E planning use.
- Early registration of interest welcome.
- Anticipated completion Q3-2025.



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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, 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 Bombardiers 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.

Internally, the units will provide open plan industrial accommodation with a minimum eaves height of approximately 6.4m.

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

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

## Services

Mains water and electricity are available on site with drainage by way of septic tanks within the site.

A higher electricity loading supply may be made available at a modest additional cost. Further details upon request.

## Rateable Value

The units have not yet been assessed for rating purposes.

## Accommodation

The indicative scheme comprises:-

**Refer to schedule.**

## Price

**Refer to schedule.**

## Tenure

The premises are available on a freehold 'For Sale' basis with vacant possession.

## 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 an acquisition or letting.

## Energy Performance Certificate

An EPC will be produced in relation to each unit once constructed.

## VAT

VAT will be applicable at the prevailing rate.



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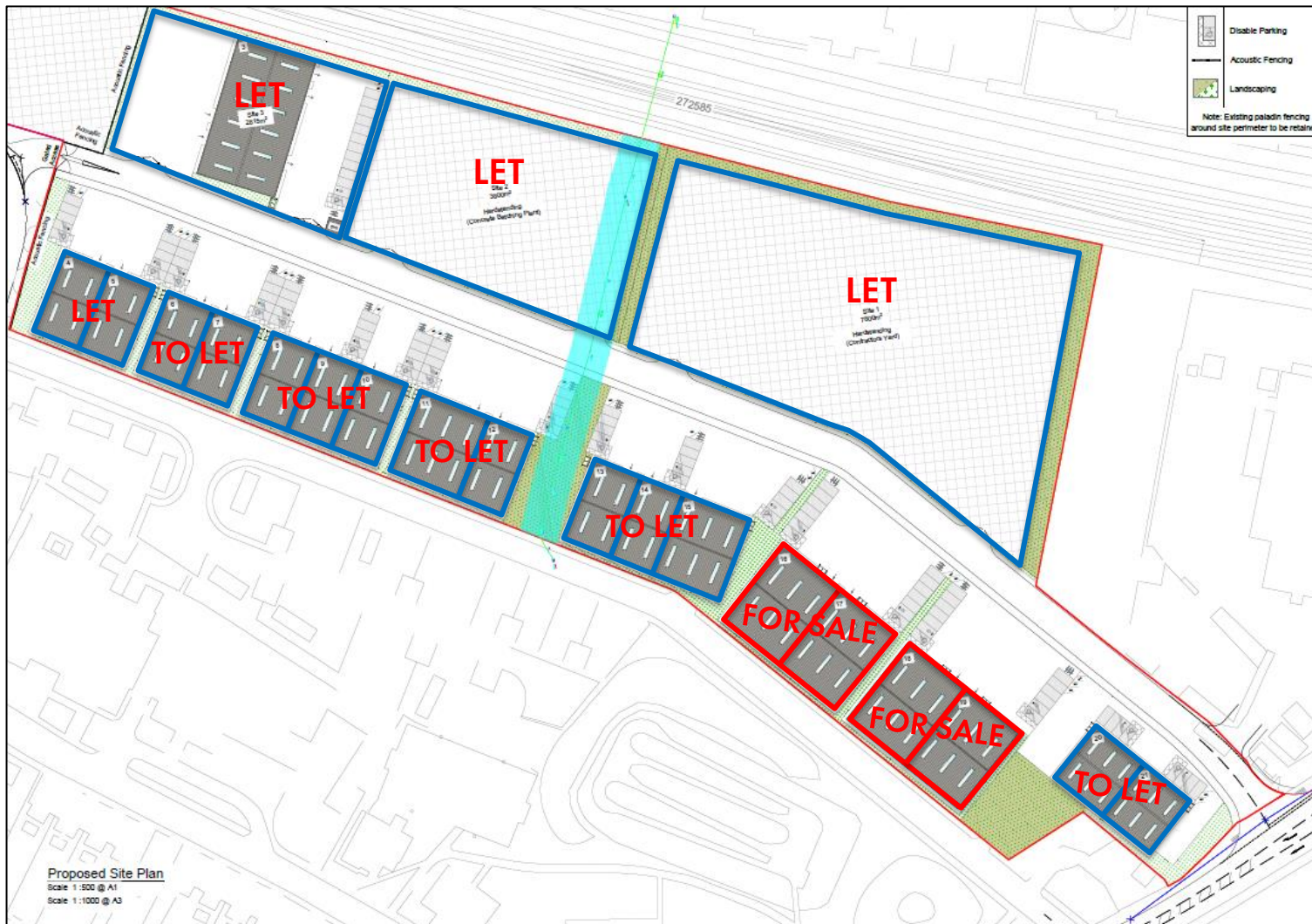
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Unit	Size	Roof/Eaves Height	For Sale
16	432.00m <sup>2</sup> / 4,650sq.ft.	Pitched 6.4m	£745,000
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18	432.00m <sup>2</sup> / 4,650sq.ft.	Pitched 6.4m	£745,000
19	432.00m <sup>2</sup> / 4,650sq.ft.	Pitched 6.4m	£745,000



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## Service Charge

A service charge will be payable for the maintenance of the common parts of the development. The service charge will be determined by a management company, the membership of which will comprise of all the freeholders of the units on the development.

## 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 funding will be required from the successful party.

## Viewing

Viewing is strictly via prior appointment with Salloway:-

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

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