

# TO LET

## Modern Business Unit

CELEBRATING  
**30** YEARS | **OF PROPERTY  
CONSULTANCY**

Unit 36 Longbridge Lane,  
Ascot Business Park, Derby DE24 8UJ



**Leasehold: £24,750 p.a.x.**

- Modern business unit providing 276.25m<sup>2</sup> / 2,973sq.ft.
- Ample loading space and parking for 8 vehicles.
- Recently refurbished.
- Prominent corner position.
- Nearby occupiers include Incora, Edmundson Electrical, Datum, CEF and Steer Automotive Group.



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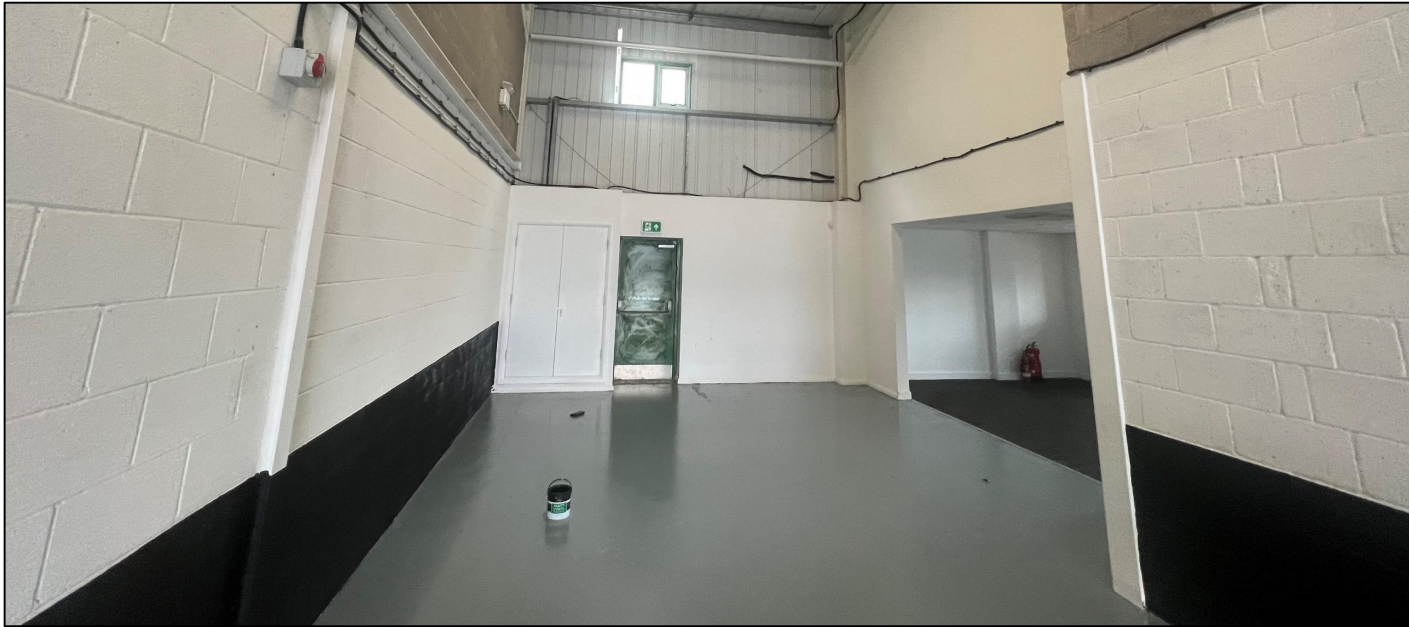
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## Location

Ascot Business Park is an established business location, comprising a range of modern workshop/warehouse buildings, all constructed to a high standard and specification.

Longbridge Lane is accessed directly from Ascot Drive, being the main arterial route through Osmaston Park Industrial Estate which connects with the A6 and Pride Park to the North and the A514 Osmaston Road to the South.

## Description

The premises comprise a modern semi-detached steel portal frame business unit with facing brick/block cavity walls to the lower elevations and profiled steel cladding to the upper elevations with powder coated aluminium double-glazed window units and a pitched sheet roof.

Internally, the property provides workshop storage, together with two storey office accommodation which is configured in a range of both cellular and open plan offices with the requisite welfare facilities located on each floor.

The workshop benefits from a mechanical loading door to the front elevation and an eaves height of approximately 4.75m.

Externally, the property has access either from the front elevation or on the newly formed side entrance.

Parking provisions are located to the front with the ability to accommodate 8 vehicles if double parked, together with ample loading space.

## Services

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

## Accommodation

The property comprises:

Ground Floor	187.02 m <sup>2</sup> / 2,013 sq.ft.
First Floor	89.23 m <sup>2</sup> / 960 sq.ft.
<b>Total Gross Internal Area</b>	<b>276.25 m<sup>2</sup> / 2,973 sq.ft.</b>

## Planning

We understand that the unit is suitable for office and industrial/storage uses.

Interested parties are advised to confirm the current planning position with the Local Planning Authority.

## Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of:

**Workshop and Premises: £16,250**

The Uniform Business Rate(UBR) multiplier for 2022/23 multiplier is 51.2p (large businesses) and 49.9p (standard businesses).

## Terms

The property is available to let by way of a new full repairing and insuring lease, subject to three or five yearly upward only rent reviews where appropriate.

## Rent

The property is available on a leasehold basis at a rental of £24,750 per annum exclusive, payable quarterly in advance.



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## Legal Costs

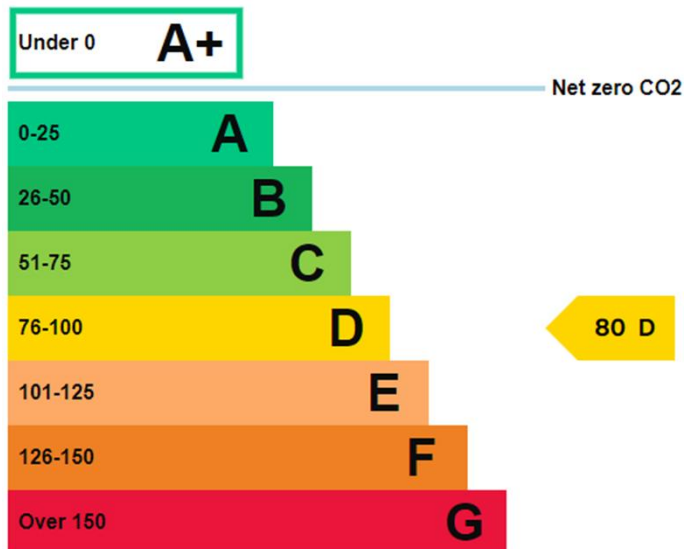
Each party are to be responsible for their own legal costs in connection with this transaction.

## VAT

VAT is applicable on the transaction at the prevailing rate.

## Energy Performance Certificate

The property has an EPC assessment of D80.



## 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.

## Further Information and Viewings

To discuss this opportunity further or to arrange a viewing please contact joint agents, Salloway:

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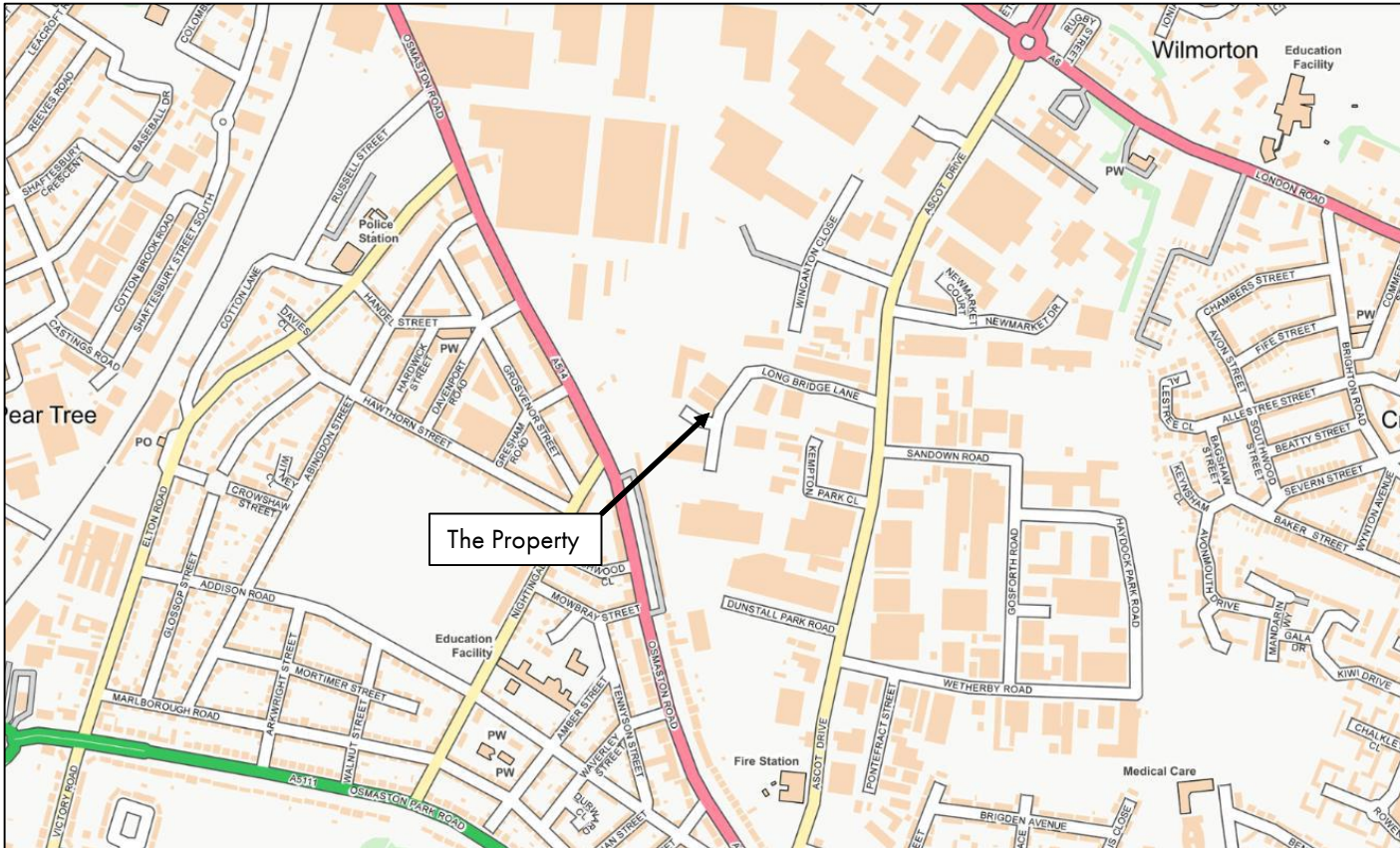
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**This brochure is intended to be a guide only so please read these important notes:**

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