

FOR SALE

High Quality Business Unit

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Unit 1 Prime Parkway,
Prime Enterprise Park, Derby DE1 3QB



PRICE REDUCTION

Freehold: £750,000

- Modern and well-specified business premises.
- Offices and laboratories with workshop and storage space.
- Total Net Internal Area of 848.06m² / 9,128sq.ft.
- Established business location.
- Good sized yard with parking for 21 vehicles.
- Considered suitable for a variety of uses, STPP.



SALLOWAY



Hugo Beresford MRICS

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed MRICS

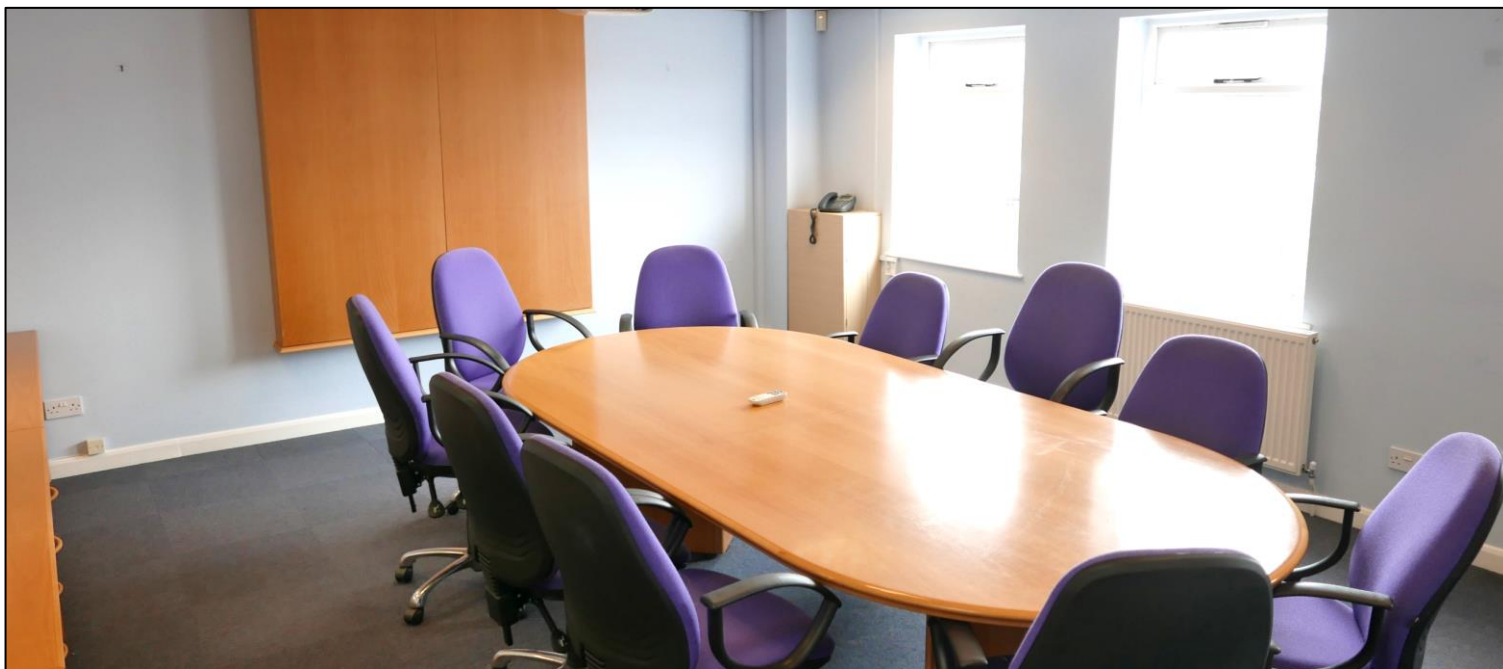
Tel: 01332 298000

Email: wspeed@salloway.com

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

salloway.com





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Location

The property is situated on Prime Parkway which is located on the edge of Derby City centre, just off Mansfield Road, which in turn connects with the A52 to the south and the A38 to the north.

Prime Parkway comprises a modern development of business units providing both workshop and office space. Nearby occupiers include Kiwa, Solid Systems Global, The Bathroom Showroom, GSF Car Parts and Acam Technology.

Description

The property comprises a modern business unit with facing brick elevations inclusive of double-glazed windows and surmounted by a pitched sheet roof incorporating translucent rooflights. Located on the front elevation, there is an automatic roller shutter loading door measuring approximately 2.9m (width) by 3.3m (height).

Internally, the property's accommodation is provided over ground and first floor levels, comprising predominantly office and laboratory space with a central workshop and storage section that is served by the aforementioned loading door.

The property presents well throughout, benefitting from a variety of floor coverings, painted blockwork and painted plaster walls, centrally heated radiators, comfort cooling, painted plaster and suspended ceilings together with a variety of light fittings. Additionally, serving the laboratory accommodation, the property is fitted with extraction equipment and associated ducting.

Externally, the property is situated on its own site with a good sized yard which wraps around the front and side of the building, providing ample loading and manoeuvring space, together with demarcated parking provisions for 21 vehicles.

Accommodation

The property comprises:-

Ground Floor:	431.20 m ² / 4,641 sq.ft.
First Floor:	416.86 m ² / 4,487 sq.ft.
Total Net Internal Area:	848.06 m² / 9,128 sq.ft.

Price

The property is available to purchase at £750,000.

VAT

VAT is applicable on this transaction at the prevailing rate.

Services

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

Business Rates

We understand that the property has the following rateable value:- Workshop and Premises – £33,250

Energy Performance Certificate

The property has an energy performance rating of C-51.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.



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Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority.

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



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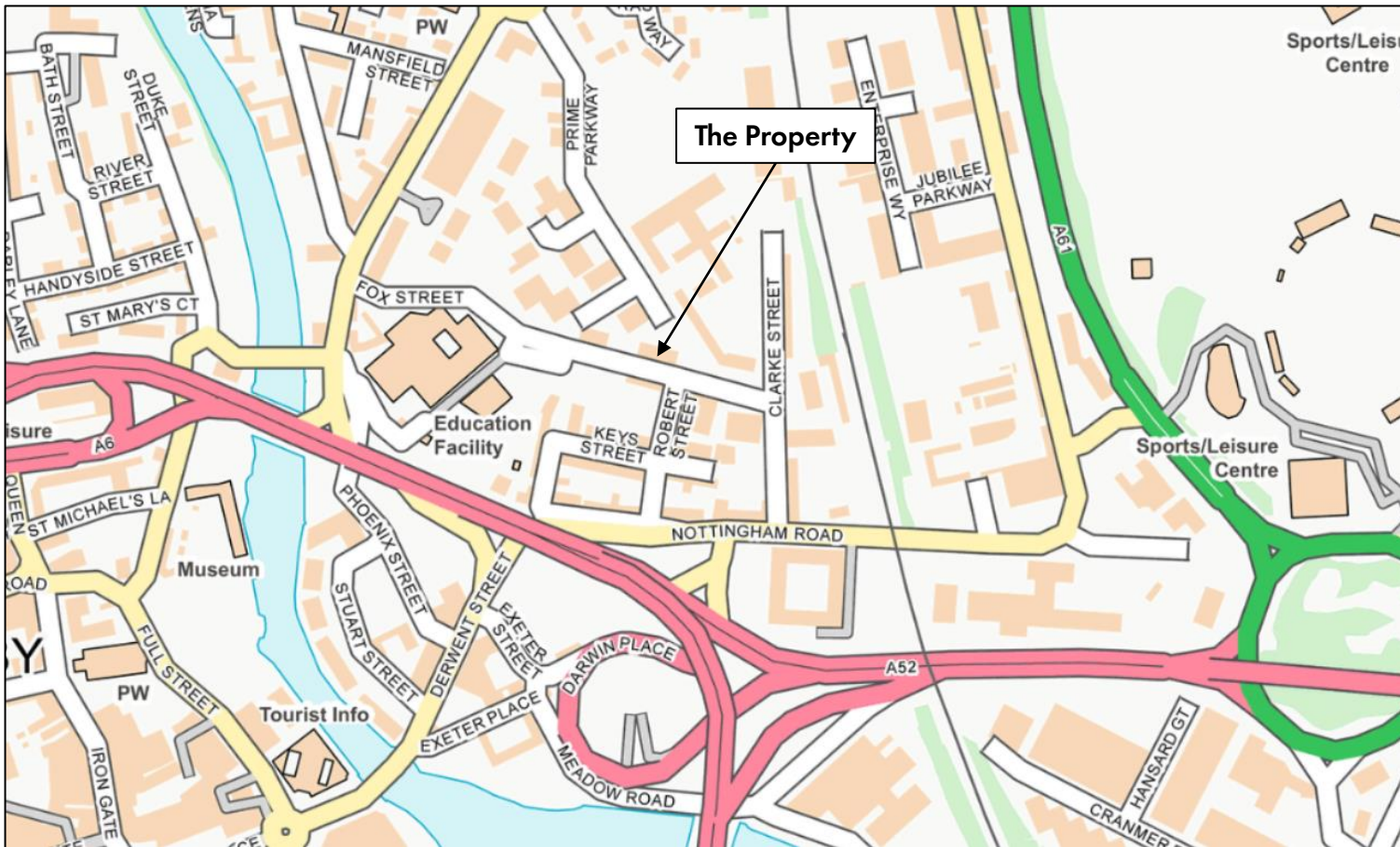
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The Property



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

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