



Unit To The Rear Of J.van Vliet, Ascot Drive, Derby DE24 8ST

**TO LET**

Industrial/Warehouse Accommodation

**20,027 Sq Ft  
(1,861 Sq M)**

# Unit To The Rear Of J.van Vliet, Ascot Drive, Derby DE24 8ST

## DESCRIPTION

The unit is of steel portal framed construction with elevations of brickwork construction surmounted by insulated cladding. Internally the unit benefits from a manual roller shutter door, concrete flooring, newly installed LED lighting and 3 phase electricity. There is also ground and first floor mezzanine office accommodation which includes WC facilities and is carpeted and decorated throughout. To the rear of the unit is further ancillary space which includes two undecorated offices, a large washroom and further WC facilities.

- ✓ Well located on popular trading estate
- ✓ Recently separated from adjoining unit
- ✓ Self contained yard and car parking
- ✓ Eaves height of 6.02m
- ✓ LED lighting and Three phased electricity
- ✓ Washroom and WC facilities



## LOCATION

The property is located to the north of Ascot Drive, specifically to the rear of Dunelm. The property is located adjacent to the Ascot Drive roundabout which connects the A6 London Road, otherwise known as the Pride Park Link, and is within close proximity to the Outer Ring Road, A514 Osmaston Road.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse inc GF offices	18,524	1,721
Rear ancillary block	1,177	109
First floor offices	326	30
<b>Total</b>	<b>20,027</b>	<b>1,861</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

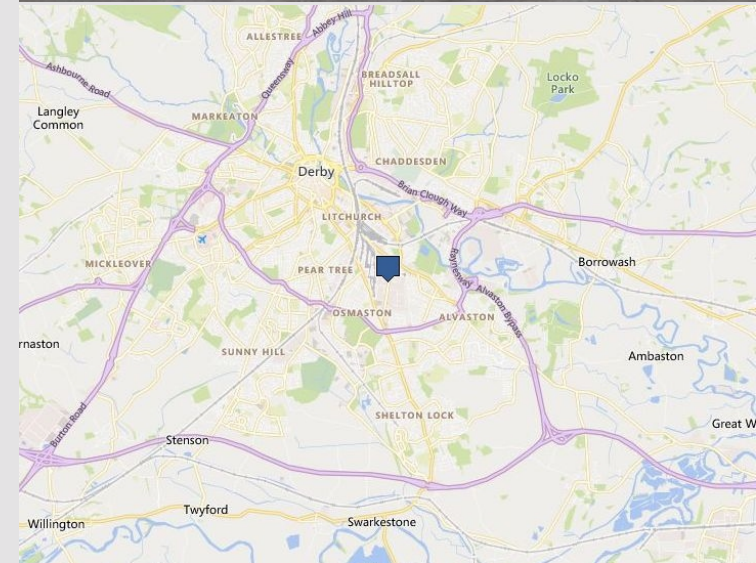
Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

Available by way of a new full repairing and insuring lease upon terms to be agreed subject to a minimum term of 3 years at a quoting rent of £95,000 per annum

## EPC

The EPC report is available upon request from the sole agent



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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