

Unit 3 & 4 New Zealand Court,  
Kingsway Park Close, Kingsway Industrial Estate,  
Derby, DE22 3FP

Currently being refurbished – Work expected to be completed by the end of April 2019



Industrial / Warehouse Units

**TO LET**

Unit 3 – 8,145 sq ft (756.7 sqm)

Unit 4 – 6,200 sq ft (576 sq m)

**Total – 14,345 sq ft (1,332.7 sq m)**

**The Landlord is ideally looking to let Unit 3 & Unit 4 together to a single occupier but might consider letting them separately.**

- Integral Offices & WC's
- Front & Rear loading
- Approximately 1½ miles from Derby City Centre just off the A38 dual carriage way with easy access to A50 & A52



# Unit 3 & 4 New Zealand Court, Kingsway Park Close, Derby, Derbyshire, DE22 3FP

## LOCATION

The premises are situated on the Kingsway Industrial Estate on Kingsway Park Close which is located about 1.5 miles west of Derby City Centre.

The Estate is accessed off the A38 Kingsway Dual carriage way via Brackensdale Avenue and Lyttelton Street if heading north on the A38 Kingsway, or via Raleigh Street / Lyttelton Street if heading south.

The A38 Kingsway Dual Carriage Way forms part of Derby City's outer ring road system linking directly to the A50 at Burnaston to the South, and to junction 28 of the M1 Motorway to the north.

## DESCRIPTION

Units 3 & 4 comprise two adjoining single storey modern industrial / warehouse units built around 2001.

They are constructed of steel portal frame with low level brickwork and composite cladding above. Height to eaves is approximately 5.1 m.

Each unit has an integral office and WC block, high intensity lighting and gas fired blower heating to warehouse areas and an insulated sectional roller shutter door to the front and rear.

Unit 3 has additional high - quality offices at 1<sup>st</sup> floor level. These provide a small ground floor entrance reception with disabled WC and on the 1<sup>st</sup> floor a conference / meeting room, three office areas, kitchen, WC's and shower room. The offices have suspended ceilings with cat 2 lighting, carpeting, semi glazed partitioning and air conditioning.

Externally at the front of the units are loading / parking areas with separate access to the rear which provides additional loading.

## DISCLAIMER

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## SERVICES

All mains services are understood to be connected. If the units are let separately certain services may need to be split. Further details provided on application.

## ACCOMMODATION – (Approximate Gross Internal Area)

	Sq ft	Sq m
<b>Unit 3</b>		
a) First Floor Offices, Kitchen, Conference Room, Shower Room & WC's	2,000	185.8
b) Industrial / Warehouse Area Including Small Entrance Reception & WC	6,145	570.9
<b>Unit 3 - Total Floor Area</b>	<b>8,145</b>	<b>756.7</b>
<b>Unit 4</b>		
a) Ground Office / Kitchen & WC'S	565	52.5
b) Industrial / Warehouse Area	5,635	523.5
<b>Unit 4 – Total Floor Area</b>	<b>6,200</b>	<b>576.0</b>
<b>Combined Total of Unit 3 &amp; Unit 4</b>	<b>14,345</b>	<b>1,332.7</b>

## TOWN PLANNING

The premises have previously been used for light assembly & storage & distribution purposes. Interested parties are advised to contact the Council to ensure that they can be used for their proposed use.

## LEASE TERMS

The units are being offered via new full repairing and insuring leases for a term of years to be agreed at the following rents: -  
Unit 3 - £46,500 per annum exclusive  
Unit 4 - £35,000 per annum exclusive  
Unit 3 & 4 combined - £79,500 per annum exclusive  
The Landlords preference is to let the two units to a single occupier.

All figures indicated are exclusive of VAT.

Incentives may be available depending on the length of commitment made.

## SERVICE CHARGE

There will be a variable service charge payable to cover the maintenance and up keep of the communal areas of the estate.

## BUSINESS RATES

The premises are currently assessed as a whole (i.e. Unit 3 & 4 as a combined unit) at a rateable value of £52,500. The current standard rate in the pound multiplier is 49.3 pence (April 2018 to 2019) prior to any transitional relief. If the premises are let separately each unit will need to be reassessed.

## LEGAL COSTS

Each party will be responsible for their own legal cost incurred in any transaction.

## EPC

The current energy performance ratings for the premises are as follows: -

Unit 3 – Rated a C with a score of 65.

Unit 4 – Rated a D with a score of 82.

## VIEWINGS

Strictly by prior appointment via the sole agents: -

Peter Clarke & Co LLP – Tel 01926 429400

Contact: - Stephen Werner. Email: swerner@peterclarke.co.uk

Direct Line: 01926 340996 / 0121 393 1920

**Dated: 12.3.19**