

OXW326

Derby Commercial Park, Derby

326,243sq ft (30,309 sq m)

Prime Industrial/Logistics Unit

View the virtual tour at oxw326.co.uk

TO LET

SAT NAV: **DE21 7HW**

 **BASIS.TREE.NEAT**



**6 MILES TO J24
AND J25 OF THE M1**



**3 STOREY MEZZANINE
TOTTALLING 510,151 SQ FT**



**WIDE AISLE PALLET
RACKING IN SITU**



**GRADE A
SPECIFICATION**



**SPRINKLER
SYSTEM**



OXENWOOD
REAL ESTATE

OXW326 is strategically located on Derby Commercial Park, approximately 6 miles to both Junctions 24 and 25 of the M1.

Direct access off Raynesway provides excellent access into Derby City Centre, as well as to the A52 and A50.



A5111



C.H. ROBINSON

OXW
326

HELLO
FRESH

SmartParc
Food Production Reimagined

GREGGS

Alloga

GYO

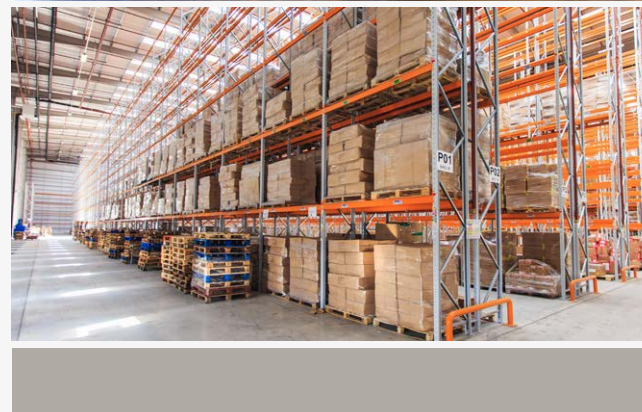
JD

A6 Alvaston Bypass

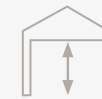
Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	306,544	28,478.90
Offices - Ground Floor	5,317	494.0
Offices - First Floor	5,098	473.6
Offices - Second Floor	5,098	473.6
Offices - Hub - Ground Floor	2,068	192.1
Offices - Hub - First Floor	1,949	181.1
Gate House	169	15.7
TOTAL	326,243	30,309

OXW326 benefits from an additional 510,151 sq ft (approximate GIA) three storey mezzanine.



Description



15m (clear height)



4 level access loading doors



38 dock level loading doors



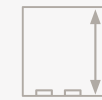
LED lighting



Sprinkler System



Three storey **mezzanine**



Secure yard with max **55m** depth



102 HGV Parking Spaces



Circa 14,000 **wide aisle** racking positions



50kN/M² floor loading



Gatehouse



3 storey **fully fitted** offices



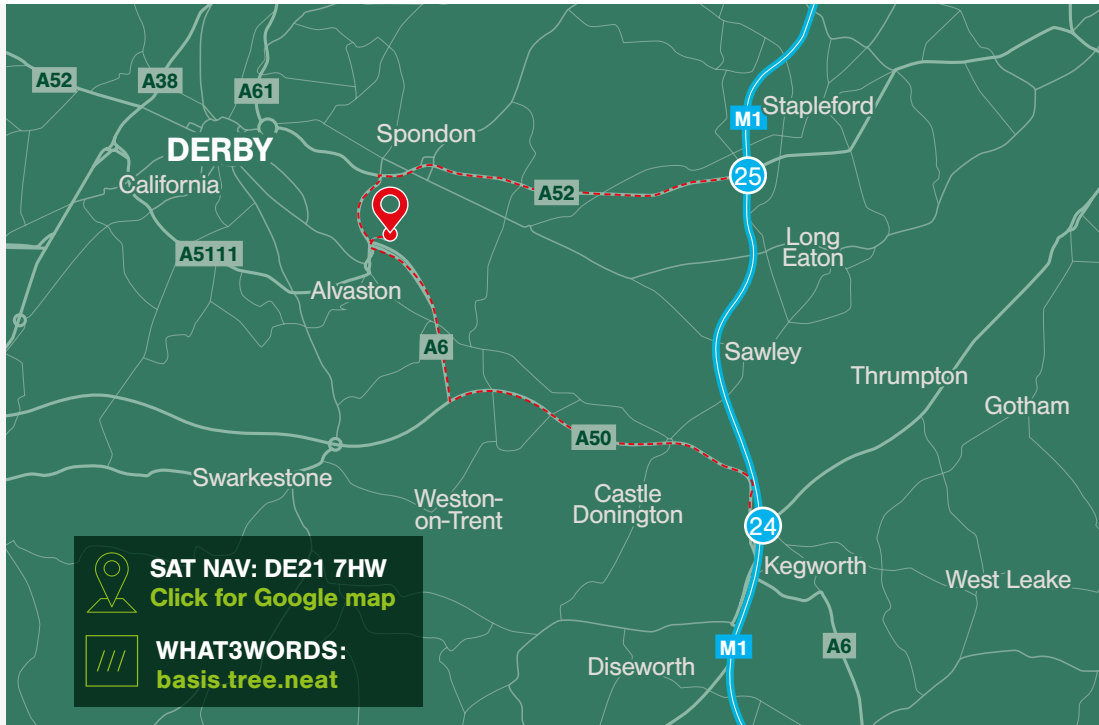
VRF climate control



181 car parking spaces



Transport Hub



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Click for Google map

WHAT3WORDS:
basis.tree.neat



LOCATION	DISTANCE	TIME
Derby	4 miles	7 mins
M1 J24	6 miles	8 mins
M1 J25	6 miles	8 mins
Nottingham	14.5 miles	22 mins
Leicester	30 miles	42 mins
Sheffield	49 miles	1 hr
Birmingham	51 miles	57 mins
Northampton	65 miles	1 hr 11 mins
London	130 miles	2 hrs 50 mins
AIRPORT		
East Midlands	12 miles	20 mins
Birmingham	46 miles	50 mins
Heathrow	128 miles	2 hrs 10 mins
FREIGHT TERMINAL		
East Midlands Gateway	12 miles	18 mins

TENURE
The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING
B2 and B8.

BUSINESS RATES
The rateable value is available on application.

SERVICES
We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC
A12 rating.

Colliers
colliers.com/uk/industrial
0121 265 7500
020 7935 4499

Sam Robinson
07825 437 213
sam.robinson@colliers.com

James Haestier
07818 038 009
james.haestier@colliers.com

Tim Harding
07860 180 328
tim.harding@colliers.com

DTRE
020 3328 9080
www.dtre.com

Tom Fairlie
0774 744 1858
tom.fairlie@dtre.com

Ollie Withers
0749 685 2526
ollie.withers@dtre.com

Knight Frank
0121 200 2220
KnightFrank.co.uk

James Clements
07436 165 015
james.clements@knightfrank.com

Edward Kennerley
07972 187 779
edward.kennerley@knightfrank.com

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