



**Unit F Sinfin Commercial Park, Unit F Sinfin Commercial Park, Sinfin Lane,  
Derby, East Midlands DE24 9GL**

## **Industrial**

- ▶ **Detached industrial warehouse facility**
- ▶ **66,392 sq ft (6,168 sq m)**
- ▶ **Established industrial estate**
- ▶ **2 miles south of Derby city centre**

For enquiries and viewings please contact:



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### Location

Sinfin Commercial Park is situated on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road). Sinfin Commercial Park is a well-established industrial and logistics location, situated approximately 2 miles south of Derby City Centre.

The property is well supported by local infrastructure including the A38 circa 4.5 miles distant and the A50 circa 4 miles distant, providing an excellent link to J24 and J25 of the M1 Motorway.

### Description

The property comprises a large unit comprising 66,392 sq ft (6,168 sq m) of a steel portal frame construction with brick/blockwork cavity elevations surmounted by profiled steel cladding to the upper elevations.

The property also benefits from ground level roller shutter loading doors, internal office space, and on-site security,

The unit also benefits from a yard area.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	6,167.8	66,392

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Property Measurement First Edition

### Services

The property benefits from a connection to all mains services including water, gas, electricity and drainage. Interested parties should ensure capacity is sufficient for their use.

### Planning

We understand the property benefits from B1(c), B2, B8 planning permission, however enquiries should be directed to the local planning department on 01332 640795.

### Tenure

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

### Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £197,000. Source: VOA

### Rent

£298,764 per annum (excluding VAT and any other applicable charges)

### Service Charge

A service charge is payable in respect of the upkeep of the common areas and on-site security.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D (85).

### Viewings

Viewings are by appointment with Innes England or our joint agent: Sam Cooke at Carter Jonas Tel: 01213 899675.

Date Produced: 08-Sep-2023



