

TO LET



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
Total	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 $\pm 197,000$. 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

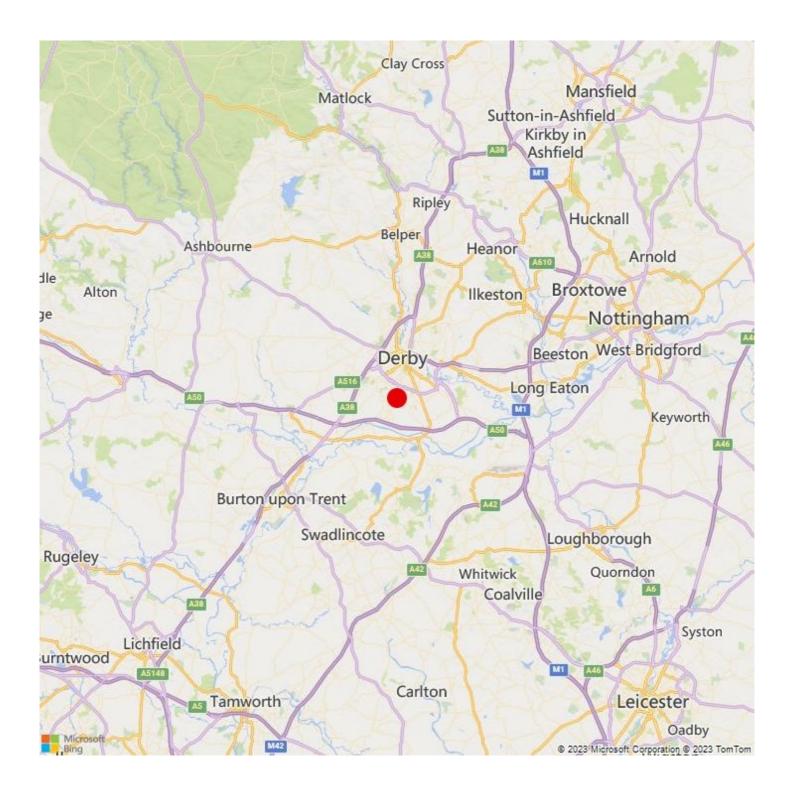
Viewings are by appointment with Innes England or our joint agent: Sam Cooke at Carter Jonas Tel: 01213 899675.

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