



**Unit 4B Sinfin Commercial Park, Sinfin Commercial Park, Sinfin Lane, Derby,
East Midlands DE24 9HL**

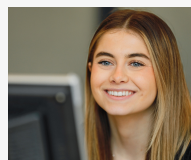
INDUSTRIAL/WAREHOUSE

- ▶ **3,017 sq ft (280.3 sq m)**
- ▶ **Well established commercial location**
- ▶ **Close to A61, A52, A38 and Derby City Centre**
- ▶ **4 dedicated parking spaces**

For enquiries and viewings please contact:



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Location

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Description

The property comprises a terraced unit of a steel portal frame construction with brick/blockwork cavity elevations surmounted by profiled steel cladding to the upper elevations.

The unit also benefits from 4 dedicated on-site parking spaces.

Accommodation

	Sq M	Sq Ft
Unit 4B	280.3	3,017
Total	280.3	3,017

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice.

Services

We understand all mains services including Three Phase are to the property; the gas has been capped.

Planning

We understand the property benefits from B1 (Business), B8 (Storage and Distribution) planning use. All information should be confirmed with and further enquiries should be directed to the local planning department at Derby City Council.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £17,750. Source: VOA

Rent

Price on application

Service Charge

An annual service charge will be applicable. The 2023 budget is available upon request.

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 with this transaction.

EPC

The premises have an EPC assessment of: D (86).

Viewings

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

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