



Warehouse Premises, Litchurch Lane, Derby, Derbyshire DE24 8AA

WAREHOUSE

- ▶ **7,256 sq ft (674.1 sq m)**
- ▶ **Two storey warehouse premises in secure business park**
- ▶ **Excellent location with easy access to inner/outer ring roads**
- ▶ **Good connectivity with A50/A52/A6 network and M1 J24 and J25**

For enquiries and viewings please contact:



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Location

The premises are situated just 1.5 miles south of Derby city centre on Litchurch Lane, which is accessed via the A514 (Osmaston Road), a main arterial route linking the city centre with the inner and outer ring roads, providing ease of access to the A5/A52/A6 network.

The M1 J24 and J25 are both within a 15 minutes drive time.

Description

Modern two storey warehouse of steel portal frame construction with profile clad elevations with roller shutter door to the ground floor and fork lift loading to the first floor. The premises has three phase electricity and 3m eaves on each floors.

There are w.c. facilities and one of the offices on the ground floor could be converted back to a kitchen if required.

The site has a new gated entrance and has security fencing around.

Accommodation

	Sq M	Sq Ft
Warehouse	674.1	7,256
Total	674.1	7,256

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

Planning

We understand the premises have consent for Light Industrial falling within Class E and Warehouse/Distribution falling within Class B8.

Interested parties are advised to clarify their own uses direct with the local planning department on 01332 640795.

Tenure

The premises are available on a new lease on full repairing and insuring terms.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £28,000. The UBR for 2023/2024 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Rent

The premises are available at a rental of £35,000 per annum exclusive of VAT and business rates.

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 have an EPC assessment of: D (97) and is valid until 07 October 2027

Viewings

Viewings are by appointment with sole agents Innes England

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