

**R**-evolution  
AT SINFIN COMMERCIAL PARK



**R-evolution, Sinfin Commercial Park, Sinfin Lane, Derby, Derbyshire DE24 9GL**

## INDUSTRIAL/WAREHOUSE

- ▶ 10,000 - 45,000 sq ft
- ▶ Four new warehouse units available on a build to suit basis
- ▶ Self-contained yards with ample parking
- ▶ Close to Rolls Royce Derby world HQ

For enquiries and viewings please contact:



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## Location

The site is situated on Sinfin Commercial Park 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.

The estate

## Description

R-evolution at Sinfin Commercial Park has full detailed planning consent to provide approximately 87,500 sq ft of high quality manufacturing and distribution space deliverable over 4 units.

The indicative base specification of the unit is proposes as follows:-

- 10,000 to 45,000 sq ft across four buildings
- High quality ground floor office space
- All mains services and drainage connections
- Steel portal framed buildings
- 7-10m eaves heights
- Self-contained yards
- Electronically operated 5m high ground level loading doors
- Designated parking per unit

## Accommodation

	Sq M	Sq Ft
<b>Total</b>	4,180.5	45,000

## Tenure

Available to let on full repairing and insuring terms to be agreed.

## Rent

On application

## VAT

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

Date Produced: 15-Feb-2022



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AVAILABLE TO PRE LET ON A BUILD TO SUIT BASIS  
SINFIN LANE, DERBY DE24 9GL

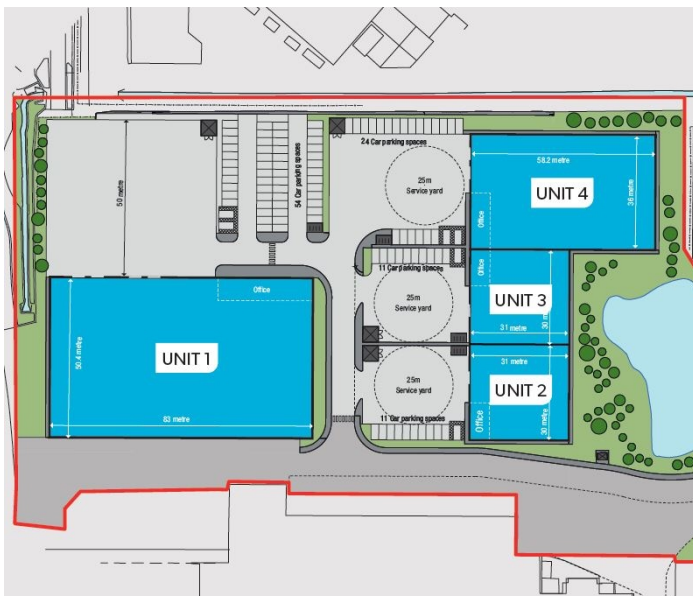


- Four new warehouse units available on a build to suit basis**
- Self contained yards with ample parking
  - Close to Rolls Royce Derby world headquarters
  - 7-10 metre eaves
  - Ground level loading doors
  - 2 miles to Derby city centre
  - 5 minute drive to A50, 10 minute drive to M1/J24

Illustrative image

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