

TO LET

New Build Industrial Unit

Unit 26 Northedge Business Park, Alfreton Road, Derby



* Not the Subject unit. Agent can provide plans and specification for the Subject unit on request.

- New-build industrial close to A38 trunk road.
- Gross Internal Area **278.8 sq.m. / 3,000 sq.ft.**
- Established industrial and trade-counter location north of Derby.
- 9 car parking spaces.
- **Available Q3 2024** on new lease terms.

RENT: £10 per sq.ft. P.A.X.

Location

Northedge Business Park is strategically located on Alfreton Road close to the A38 and A61 trunk roads north of Derby city centre.

The A38 provides a direct northbound link to the A610 and M1 North at Junction 28; and a southbound connection to the A50 trunk road and the West Midlands.

The A61 connects the A52 dual carriageway link to the M1 South at Junction 25 and Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby.

Description

The unit comprises a new-build, mid-terrace steel portal framed industrial unit of block and brick lower elevations and Kingspan clad upper elevations beneath a pitched steel roof.

The unit comprises an open-span shell warehouse with a minimum eaves height of 7.0-metres.

The unit has concrete floors, an insulated steel roof and solar panels.

The Subject unit benefits from an overhead tracked loading door.

The unit has a generous provision of newly surfaced tarmacadam car parking with 9 spaces. The unit will have the benefit of the use of a communal cycle store and a dedicated bin storage area.

Planning

The units are suitable for B2/B8 use.

Accommodation

The unit will be constructed with the following (approximate) Gross Internal Areas floor areas:

Description	Sq Mtrs	Sq Ft
Warehouse	278.8	3,000

Services

Brand new services including 3-phase electricity, water and drainage are connected to the property.

Rates

The premises will require assessment for rating purposes following completion.

Rental

£10 per square foot per annum exclusive /
£30,000 per annum exclusive of rates and other
outgoings.

VAT

VAT is applicable at the prevailing rate.

Deposit

A rent deposit of three months rent may be
required.

Service Charge

A service charge is payable towards site
maintenance and repair of all common external
areas, landscaping and estate roads.

Lease Terms

The property is available to let on new full
repairing and insuring lease terms for 10 years
subject to rent reviews where appropriate.

Insurance

The landlord will insure the premises and re-
charge the premium to the tenant.

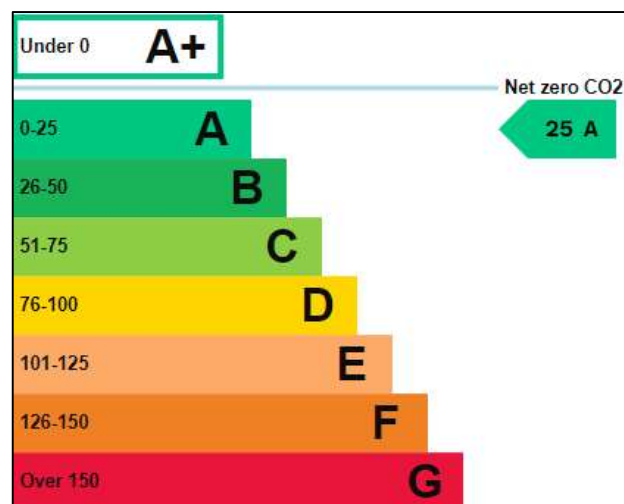
Legal Costs

Each party is to be responsible for their own
legal charges in the transaction.

Timings

The unit is available from **Q3 2024**.

EPC



Indicative only – EPC to be completed after construction.

Viewing

Viewing is strictly via appointment with
Sole Agents:

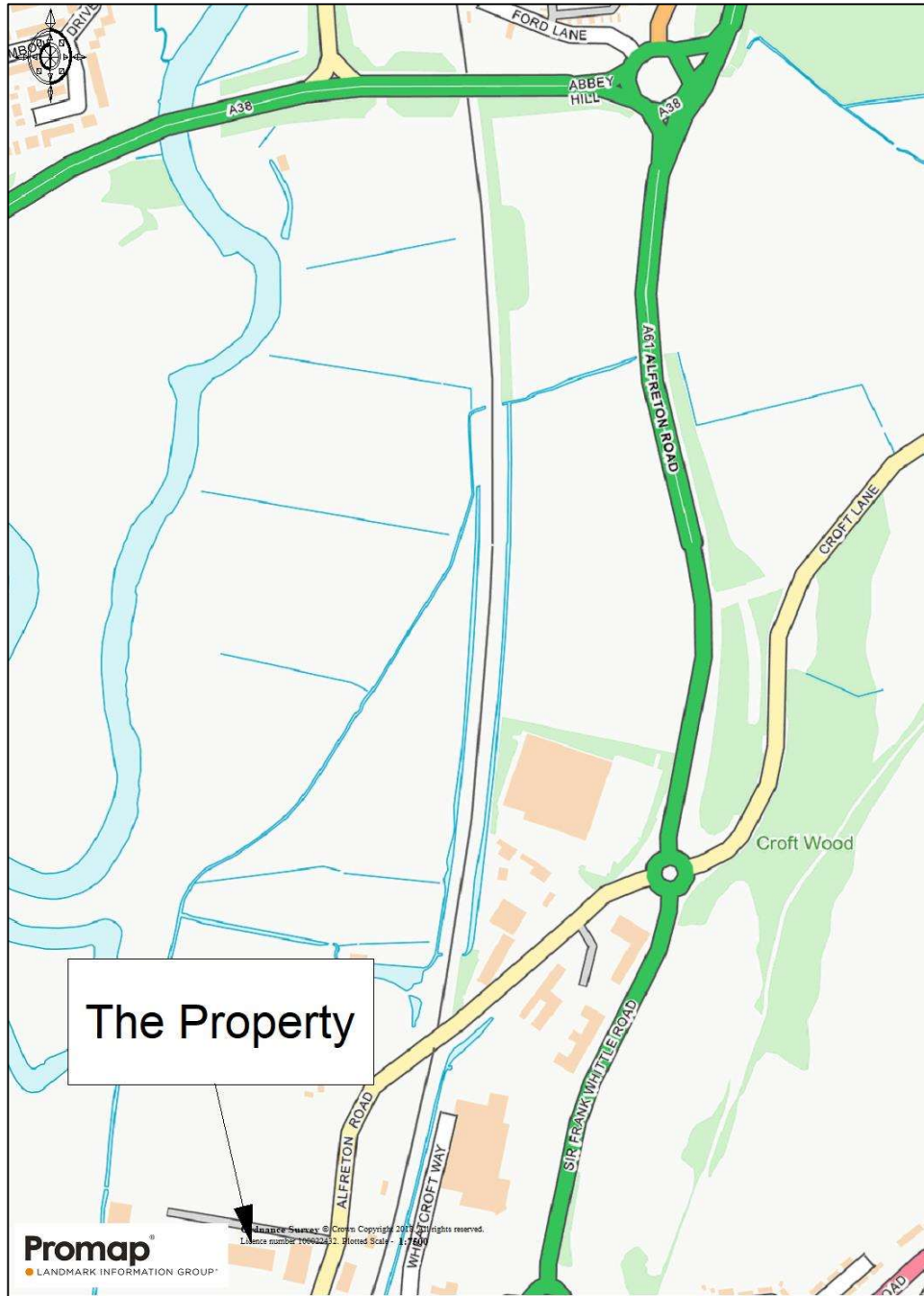
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