

# TO LET

## Modern Industrial Unit

Units 8-11 Northedge Business Park, Alfreton Road, Derby



- Modern industrial unit close to A38 trunk road.
- Gross Internal Area: **1,645.0 sq.m. / 17,700 sq.ft.**
- Established industrial and trade-counter location north of Derby.
- Fenced, concrete surfaced yard and forecourt car parking.
- Available immediately by way of new lease terms.

**RENT: £8.50/sq. ft. P.A.X.**

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## 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 modern, steel portal framed industrial unit of block and brick lower elevations and Kingspan clad upper elevations beneath a pitched steel roof.



The unit provides open span warehouse accommodation with WC and office.

The unit has concrete floors, artificial lighting, 4 no. overhead tracked loading doors and a minimum eaves height of approximately 6.0 metres.



The unit has a generous provision of tarmac car parking and a secure concrete surfaced yard.

## Planning

The unit appears to have an established use as B8, storage. Occupiers should make their own enquiries with the local authority.

## Accommodation

The unit has the following (approximate) Gross Internal Areas floor areas:

**Total GIA: 1,645.0 sq.m. / 17,700 sq.ft.**

## Services

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

## Rates

We were unable to trace a rating assessment for the property. Occupiers should make their own enquiries with the local authority.

## Rental

£8.50 per square foot per annum exclusive of rates and other outgoings.

## VAT

VAT is applicable at the prevailing rate.

## Lease Terms

The property is available by way of a new lease for a term of 10 years on full repairing and insuring terms subject to rent reviews.

## Service Charge

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

## Insurance

The landlord insures the premises and re-charges the annual premium to the tenant.

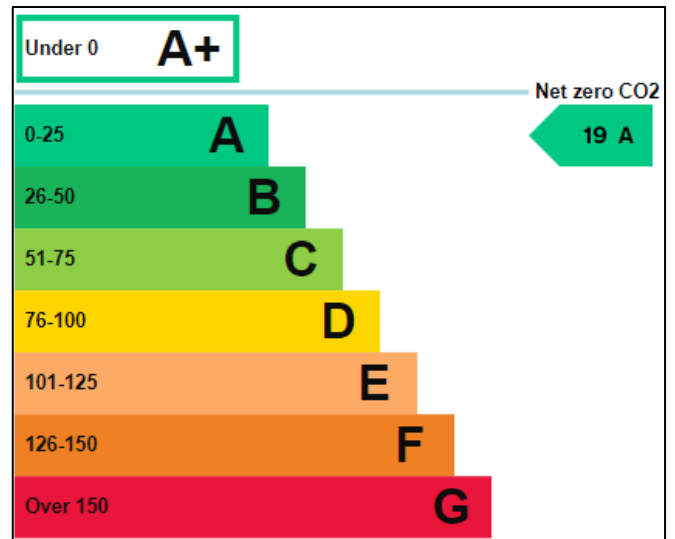
## Legal Costs

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

## Timings

The unit is available immediately.

## EPC



## Viewing

Viewing is strictly via appointment with

Sole Agents:

**David Brown Commercial**

**Tel:**

**01332 200232**

**Email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)



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