

TO LET

Modern Warehouse Premises

Units 2 & 3, Anglers Business Centre, Nottingham Road, Derby,
DE21 7NJ



- Modern Warehouse Unit with a Gross Internal Area of **2,779.4 sq.m.** / **29,907 sq. ft.**
- Located on a well-established secure estate.
- Deep forecourt providing excellent parking and circulation.
- Good transport links to the A52/A6/A50/M1.

RENT: £6.50 per sq. ft. P.A.X.

**01332
200232**

Location

Anglers Business Centre is conveniently located just off the A52 close to the 'Asda' junction on Nottingham Road between Spondon and Borrowash.

Both Junctions 24 and 25 of the M1 Motorway are within a short drive of the site and Derby City Centre and Pride Park are within easy reach. The site also provides excellent access to the A6/A50.

Description

The property comprises a purpose built semi-detached, steel portal frame warehouse unit having a minimum internal eaves height of 6 metres.



The unit has two roller shutter loading doors to the front elevation and services installed to allow for the installation of office and toilet facilities. The warehouse has high bay lighting installed and Perspex rooflight panels.

To the outside the property benefits from a deep forecourt with generous parking and loading facilities.

Accommodation

The unit has a total Gross Internal Area of **2,779.4 sq.m. / 29,907 sq. ft.**

Services

It is understood that electricity and drainage services are connected to the property. Water and gas are available on site but will need to be connected to the property as historically they have been capped off in the forecourt.

Rates

The property appears to have a rateable value of £131,000 in the 2023 rating list.

Planning

We understand that the unit has planning consent for B8 (Storage and Distribution) use. Other uses (B1 / B2) may be permissible with consent.

Service Charge

A service charge is payable towards site maintenance and repair of all communal areas.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term

of years subject to rent reviews where appropriate.

Rent

£6.50 per square foot, per annum.

Deposit

A deposit of three months' rent may be required.

VAT

VAT is applicable at the prevailing rate.

EPC

'C' rating valid until July 2028.

Timing

The property is available **May 2024**.

Viewing

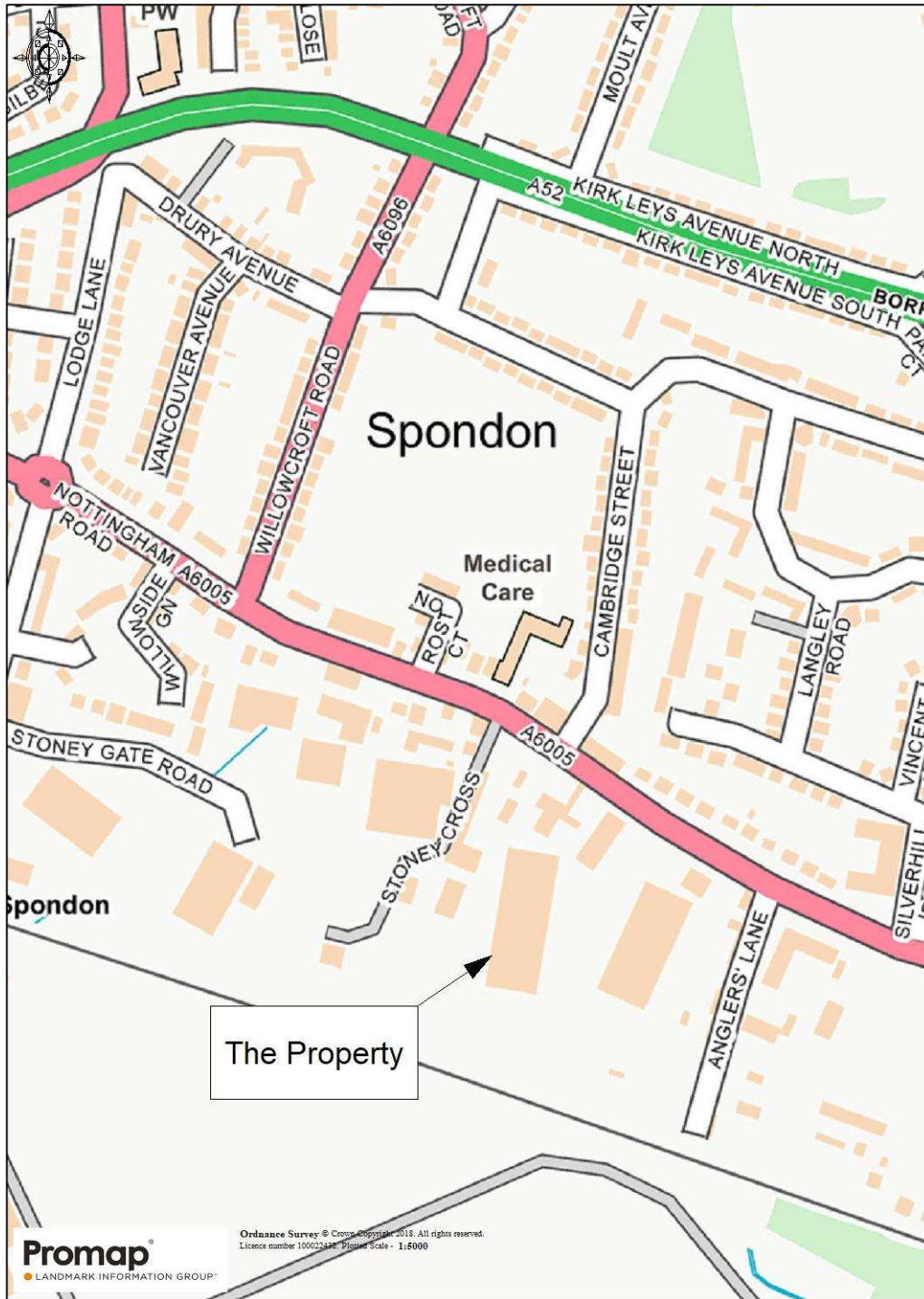
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com





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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

