

TO LET

Modern Industrial Unit

Unit 4 Northedge Business Park, Alfreton Road, Derby, DE21 4BN



- Modern industrial unit close to A38 trunk road.
- Gross Internal Area: **410.8 sq.m. / 4,420 sq.ft.**
- Established industrial and trade-counter location north of Derby.
- High quality specification.
- Available autumn 2024 by way of new lease terms.

RENT: £9/sq. ft. P.A.X.

**01332
200232**

Location

Northedge Business Park is strategically located on Alfreton Road close to the A38 and A61 trunk roads approximately 1.5 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 to the A52 which links to the M1 South at Junction 25 and onto Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby with occupiers including Eriks, Toolstation and Paintwell.

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 an office, kitchenette and WC.

The unit has concrete floors, artificial lighting, an overhead tracked loading door and a minimum eaves height of 6.0 metres. The unit has a total width of 19.1m and a total depth of 21.7m.

The unit has 11 car parking spaces to the front and a bin store.

Planning

The unit appears to have an established use as B2, General Industrial. Occupiers should make their own enquiries with the local authority.

Accommodation

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

Total GIA: 410.8 sq.m. / 4,420 sq.ft.

Services

3-phase electric, gas, water and drainage are connected to the property.

Rates

The unit has a rateable value of £26,250 in the 2023 rating list according to the VOA website.

Rental

£39,780 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 full repairing and insuring lease Subject to rent reviews where appropriate.

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.

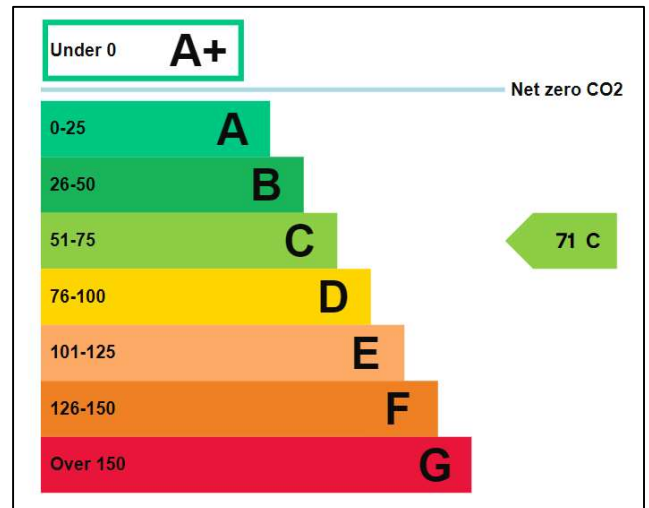
Legal Costs

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

Timings

The unit is available from autumn 2024 (approx.)

EPC



Viewing

Viewing is strictly via appointment with Sole Agents:

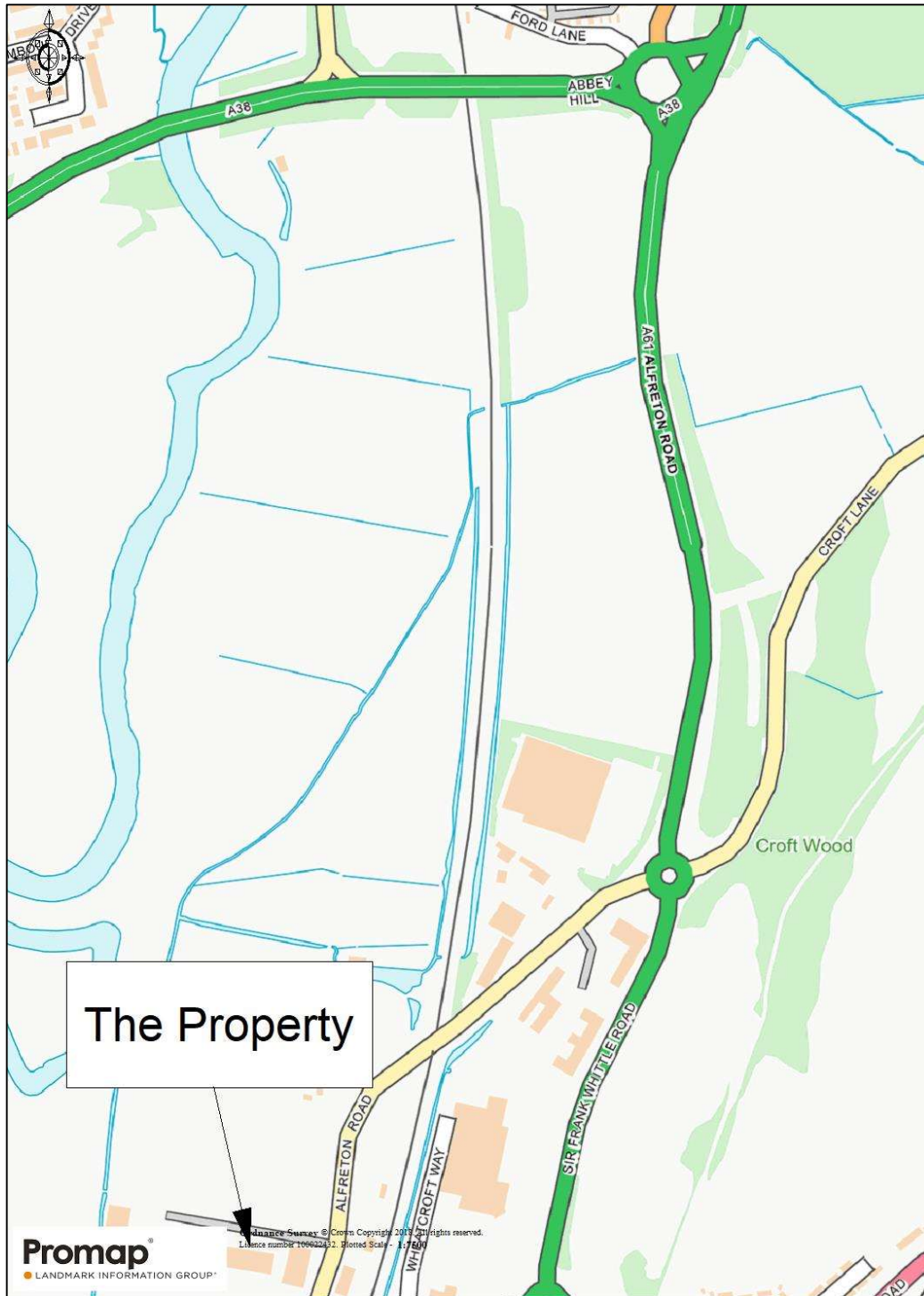
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