

TO LET

Workshop / Storage Unit

Unit 2 Goods Wharf, Goods Road, Belper, DE56 1UU



- Open span workshop / storage unit with forecourt parking.
- Total Gross Internal Area **179.6 sq.m. / 1,932 sq.ft.**
- Works office, WC & kitchenette facilities and a basic mezzanine.
- Roller shutter door, three phase electric, 3.2m eaves.
- Rare opportunity to let on Goods Road.

RENT: £17,000 P.A.X.

**01332
200232**

Location

Belper is a popular market town situated within the borough of Amber Valley. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell to the north.

Goods Road is an established industrial and commercial location situated directly off the A6. Goods Wharf is situated to the east side of Goods Road. Unit 2 is located directly behind the Riverside Veterinary centre.

Description

The property comprises a steel portal frame workshop/storage unit with brick/block lower elevations and upper steel profile clad elevations beneath an insulated pitched steel roof.

Internally the unit provides open span warehouse (dimensions 14.83m wide and 12.11m deep.) A works office, WC & kitchenette facilities have been installed within the unit.

The workshop benefits from concrete floors, high bay flourecent lighting, a roller shutter door (2.84m w x 3.07m h), 3.2m minimum eaves, a timber peronsonel door and a roller shutter

door (2.84m w x 3.07m h). There is basic mezzanine stores above the office accommodation accessed from a timber stair case (3.68m x 8.60m)

The offices benefit from carpets, painted plaster walls & ceilings, flourecent lighting, electric heaters and UPVC double glazing.

Externally the unit benefits from 5 car parking spaces in the forecourt.

Planning

The unit is suitable for storage, light industrial or as a workshop.

Accommodation

We have measured the unit according to the basis of Gross Internal Area (GIA) and report the following (approximate) floor areas:

Description	sq mtrs	sq ft
Unit	179.6	1,932
Total Gross Internal Area:	179.6	1,932
<i>Mezzanine</i>	<i>27.7</i>	<i>298</i>

Services

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

Rates

The property has a rateable value of £8,900 in the 2023 rating list and therefore eligible for 100% small business rates relief (Subject to tenant eligibility)

Rental

£17,000 per annum exclusive of rates and other outgoings.

VAT

VAT is applicable at the prevailing rate.

Deposit

A rental deposit may be required.

Lease Terms

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

Insurance

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

Legal Costs

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

EPC

The unit has an EPC of 'D' valid until March 2024.

Viewing

Viewing is strictly via appointment with
Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com



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