

TO LET

Modern Warehouse with Offices

Unit 7, Outram's Wharf, Little Eaton, Derby, DE21 5EL



- Excellent quality warehouse of 6,390 sq.ft. with high quality offices of 6,683 sq.ft. over ground and first floor with secure yard.
- Total Gross Internal Area: **1,215.0 sq.m. / 13,074 sq.ft.**
- Available May 2024.
- Modern business park in village location off A38 linking to M1.

Rental: £130,000 P.A.X.

01332
200232



Location

Derby is a major commercial centre within the East Midlands region, situated approximately eight miles to the West of Junction 25 of the M1 Motorway and 40 miles North East of the City of Birmingham.

Outram's Wharf is a modern business park located in Little Eaton situated a few miles north of Derby City Centre, at the intersection of the A38 and B6179 roads. Accessibility is very good, with the A38 providing a fast transport connection to the M1 at Junction 28 to the north, and the City of Derby to the south.

Description

The property comprises a modern warehouse with high specification office accommodation and secure yard.

The ground floor provides an entrance lobby, male/female/accessible WCs, reception, welfare rooms, two open plan offices and open span warehouse. The first floor provides a boardroom, two open plan offices and three meeting rooms.

The warehouse is of steel portal frame design with a steel-clad roof and upper elevations and brick/block lower elevations. The warehouse has a 5.5 metre eaves height and benefits from fluorescent lighting, roof lights and two full height loading doors to the side elevation.



(Rear Yard)

The office accommodation has suspended ceilings with LED lighting, raised floors with power/data floor boxes, carpeting, air conditioning, and aluminium framed double glazed windows.

Externally the property is located in a modern business park and provides dedicated car parking spaces; and a brick-paved fenced yard with external spot lighting.



(Outrams Wharf Business Park)

Accommodation

We have measured the property according to the basis of Gross Internal Area in accordance with the RICS Code of Measuring Practice 6th Edition.

Description	sq mtrs	sq ft
Warehouse	593.9	6,390
Offices	312.1	3,358
Offices	309.1	3,325
Total GIA:	1,215.0	13,074

Services

It is understood that all services and air conditioning are connected to the building.

Rates

The property has a rateable value of £57,500 in the 2023 rating list according to the VOA website.

Rental

£130,000 per annum exclusive of rates and other outgoings.

VAT

VAT is applicable at the prevailing rate.

Deposit

A rent deposit may be required.

Service Charge

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

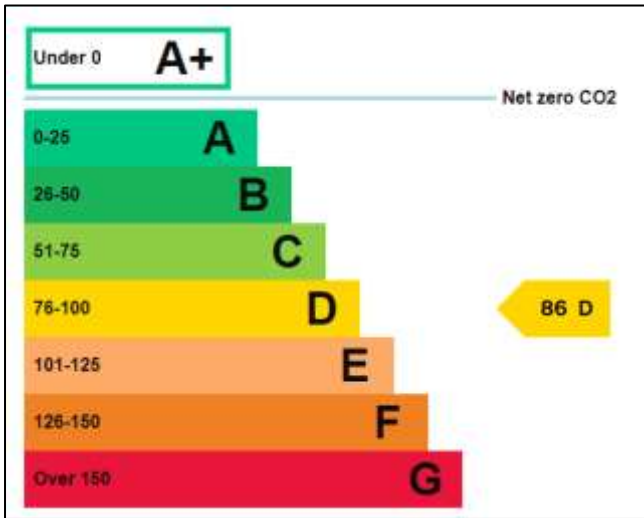
Legal Costs

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

Timings

The unit is available from May 2024.

EPC



Viewing

Viewing is strictly via appointment with

Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

