

To Let

New Workshop/Storage Unit

490 sq ft (45.26 sq m)

Unit 2, rear of 41 – 43 St Thomas Road, Derby, DE23 8RF



- New light industrial/storage unit
- Includes kitchenette and WC
- Automated loading door
- 4 m eaves height
- Accessed via gated driveway from Portland Street
- Motor parts may be considered but no vehicle repairs, tyre depot etc

01332 295555

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Location

The subject premises are located to the rear of numbers 41-43 St Thomas Road (Derby Electronics) and are accessed via a private driveway from Portland Street.

Portland Street connects with Osmaston Park Road – part of Derby's outer ring road system.

The Property

The recently constructed property comprises a storage unit of steel frame construction with infill blockwork walls beneath a pitched roof overlaid with corrugated profile steel sheet cladding.

Internally, the accommodation comprises an open plan workshop/storage area with tea-point and WC to the rear right hand corner.

The unit is accessed by way of a PVCu personnel door to the left hand elevation and there is an automated roller shutter loading door.

The owners have installed a fire alarm system, high bay LED lighting and a CCTV system.

Accommodation

The accommodation has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

Gross Internal Footprint: 490 sq ft (45.26 sq m)

Services

Mains electricity, water and drainage are available and connected.

There is a 240 volt electricity supply.

We have not tested any services or installations and interested parties should make their own enquiries to establish whether the supply/installations are adequate for their purpose.

Town & Country Planning

Planning permission was granted for construction of the unit under application ref: 21/01266/FUL.

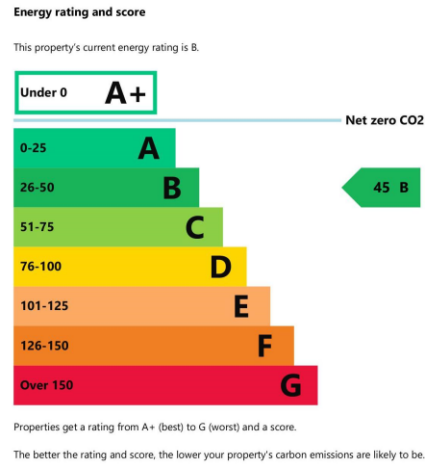
However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific proposed use of the premises.

Non Domestic Rates

The premises have yet to be assessed for Non Domestic Rates.

EPC

An energy performance certificate can be made available on request.



Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£8,500 per annum exclusive.

VAT

We are advised that VAT **will not** be payable on the rent paid/charges.

Legal Costs

Each party to the transaction will bear their own legal costs.

Viewing:

All Viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons

Contact: Martin Langsdale

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Email: martin@raybouldandsons.co.uk



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