

TO LET

Workshop / Storage Unit

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



- Open span workshop / storage unit with offices.
- Total Gross Internal Area **224.4 sq.m. / 2,415 sq.ft.**
- Reception area, works office, meeting room, WC & kitchen facilities.
- Roller shutter door (2.7m x 3.2m), three phase electric, 3.2m eaves.
- Parking for approximately 8 vehicles.

RENT: £20,000 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 1 is the right hand unit.

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 21.69m wide and 8.42m deep.) There is a single storey office to the front elevation of brick elevations and a flat felt roof.

The workshop benefits from concrete floors, warehouse lighting, a roller shutter door (2.70m w x 3.20m h) and a 3.2m minimum eaves. There is an office, reception area, meeting room, kitchen and WC facilities to the front/side. There

is basic mezzanine stores within the unit accessed from a timber stair case (5.2m x 8.37m)

The offices benefit from carpets, painted plaster walls & ceilings, fluorescent/LED lighting and electric heaters.

Externally the unit benefits from 6 car parking spaces in the forecourt. There is a small yard area to the front of the unit which can accommodate a further 2/3 vehicles.

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
Warehouse	182.6	1,965
Offices	41.8	450
Total Gross Internal Area:	224.4	2,415
<i>Mezzanine Stores:</i>	<i>43.5</i>	<i>468</i>

Services

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

Rates

The property has a rateable value of £10,500 in the 2023 rating list and therefore eligible for 100% small business rates relief (Subject to tenant eligibility)

Rental

£20,000 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. The current tenant is in occupation until 30th April 2024.

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

In preparation.

Viewing

Viewing is strictly via appointment with

Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com



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