# 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/strorage unit with brick/block lower elevations and upper steel profile clad elevations beneath an isulated pitched steel roof.

Internally the unit provides open span warehouse (dimensions 21.69m wide and 8.42m deep.) There is a single stroey 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  $\times$  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, flourecent/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
Mezzanine Stores:	43.5	468

#### 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 30<sup>th</sup> April 2024.

#### Insurance

The landlord will insure the premises and recharge the premium to the tenant annually.

# **Legal Costs**

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

### **EPC**

In preperation.

# Viewing

Viewing is strictly via appointment with Sole Agents:

# **David Brown Commercial**

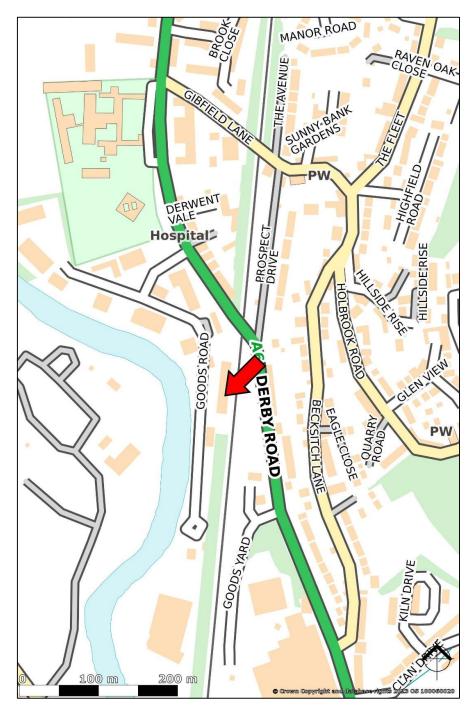
Tel:

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 a n 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. (viii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

