

TO LET

Workshop Premises

Unit 4 Lady Lea Works, Lady Lea Road,
Horsley Woodhouse, Derbyshire, DE7 6AZ



- Gross Internal Area of 128.6 m² / 1,383 sq.ft.
- Single storey workshop with office accommodation.
- Ample on-site parking.
- Convenient location close to the A38.

LEASEHOLD: £7,500 P.A.X

**01332
200232**

Location

The premises are situated in the village of Horsley Woodhouse, approximately 6 miles to the North of Derby City Centre.

The A38 dual carriageway can be accessed quickly from the site, providing excellent links to Junction 28 of the M1. Lady Lea Works is situated on Lady Lea Road, close to the 'Four Lane Ends' crossroads with the A609 Heanor to Belper road.

Horsley Woodhouse has a range of local facilities including a Post Office, public houses and a small convenience store.

Description

The property comprises a single storey workshop of brick construction beneath a pitched roof.

Internally the premises are laid out in two bays. The workshop benefits from concrete floors, fluorescent tube lighting and two steel loading doors.

The unit has an office suite with tiled floors and fluorescent lighting. There are also kitchenette and WC facilities within the unit.

Schedule of Accommodation

Total Gross Internal Area:	128.6	1,383
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Tenure

Lettings are by way of a simple, user friendly license agreement and can therefore be affected extremely quickly. The unit is available from May 2024.

Services

Mains electricity is connected to the property and is separately metered via a sub-meter. The ingoing Tenant will pay the individual costs of the electricity, which will be recharged monthly.

Service Charge

There is also a service charge payable to include water rates, insurance and maintenance of common external areas (roadways, landscaping, etc.).

Rates

The VOA indicates the property has a rateable value of £4,600 in the 2023 rating list and therefore may be eligible for 100% small business rates relief.

Rental

£7,500 per annum exclusive.

Legal Costs

There are no landlord's solicitor's charges. A simple one-off administrative fee of £295 + VAT is payable upon application to include the

preparation and execution of the licence agreement.

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

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

