

TO LET

Modern Industrial Unit

Unit 5, Northedge, Alfreton Road, Derby, DE21 4BN



- Modern industrial unit.
- Gross Internal Area **390.3 sq.m. / 4,200 sq.ft.**
- Close to A38 Trunk Road.
- 11 car parking spaces.
- Available December 2024.

RENT: £9 / sq.ft. P.A.X.

**01332
200232**

Location

Northhedge is strategically located on Alfreton Road very close to the A38 and A61 trunk roads north of Derby city centre.

The A38 provides a direct northbound link to the A610 and M1 North at Junction 28; and a southbound connection to the A50 trunk road and the West Midlands.

The A61 connects the A52 dual carriageway link to the M1 South at Junction 25 and Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby including: Paintwell, Toolstation, Travis Perkins, and Eriks.

Description

The unit comprises a semi-detached, steel portal framed industrial warehouse of block and brick lower elevations and Kingspan clad upper elevations beneath a pitched steel roof.



The unit provides open-plan, 6.0-metre-eave warehousing with an office and WC at the front.

The unit has concrete floors, insulated steel roof and double skin Perspex roof lights.

The units have a generous provision of newly surfaced tarmacadam car parking with 11 spaces to the front of the unit.



Loading is via a tracked overhead loading whilst the development has good quality access suitable for maneuvering articulated lorries.

Planning

The unit has permission for B2 / B8 use.

Accommodation

Description	Sq Mtrs	Sq Ft
Warehouse	390.3	4,200

Services

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

Rates

The property has a rateable value of £25,250 in the 2023 rating list.

Rental

£37,800 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 a negotiable period of years subject to rent reviews where appropriate.

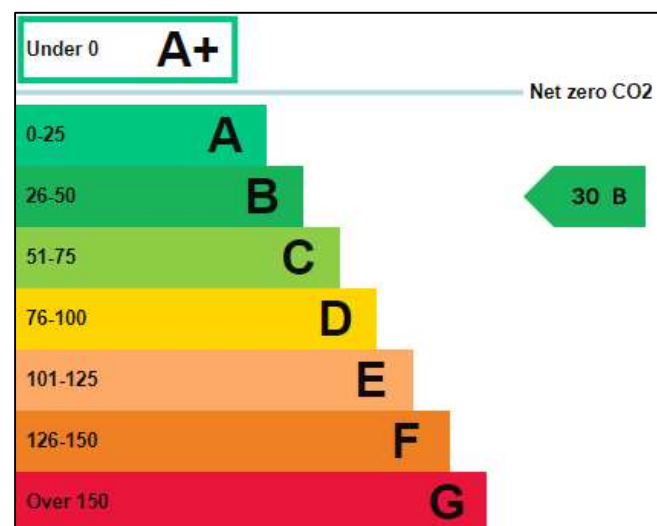
Insurance

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

Legal Costs

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

EPC



Viewing

Viewing is strictly via appointment with Sole Agents:

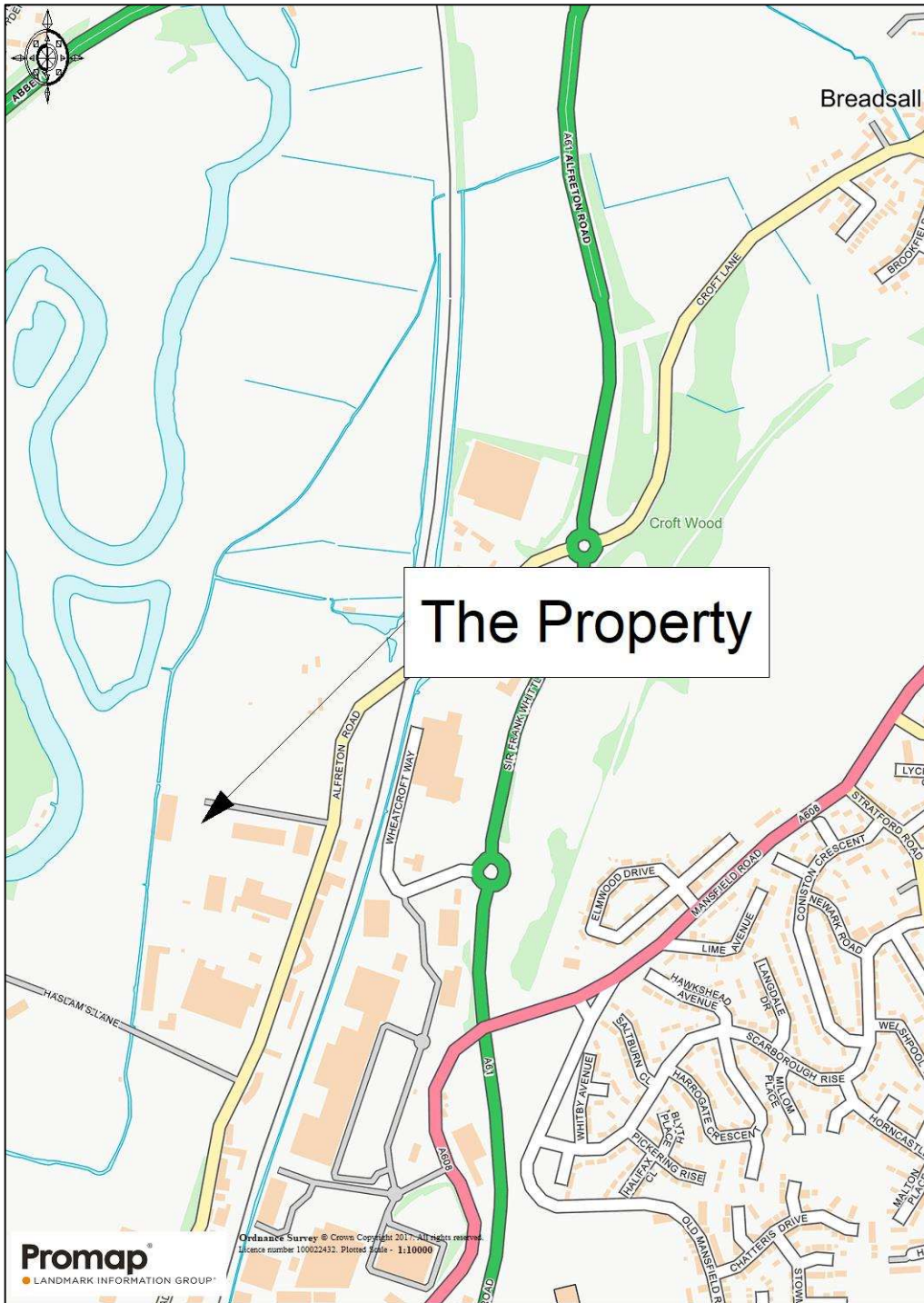
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