

TO LET

Modern Warehouse Premises

Unit 3 Canal Gate Park, Nottingham Road, Derby, DE21 7SN



- Gross Internal Area of **314.7 sq.m. / 3,387 sq.ft.**
- Additional *mezzanine stores* of **52.6 sq.m. / 566 sq.ft.**
- Located on a well-established commercial / trade counter estate. Nearby users include Screwfix and Spondon Carpets.
- Substantial yard and loading area.
- Good transport links to the A52/A6/A50/M1.

NEW LEASE: £35,000 P.A.X.

**01332
200232**

Location

Canal Gate Park is conveniently located just off the A52 close to the 'Asda' junction on Nottingham Road between Spondon and Borrowash.

Both Junctions 24 and 25 of the M1 Motorway are within a short drive of the site and Derby City Centre and Pride Park are within easy reach. The site also provides excellent access to the A6/A50.

Unit 3 is situated in the right-hand corner of the estate having a substantial private yard.

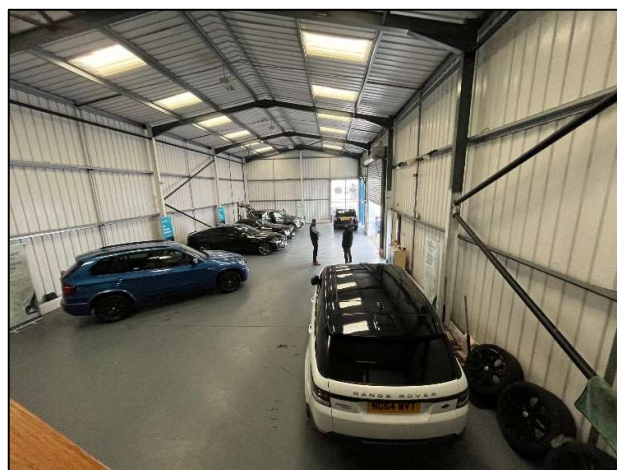
Description

The property comprises a steel portal framed industrial unit having brick/block and steel profile clad elevations with feature glazed entrance beneath a pitched steel roof.

Internally the unit comprises an open span warehouse (10.86m x 24.14) with adjoining accommodation to the rear/side of the unit. The adjoining accommodation provides two offices, WC's and a kitchen with a mezzanine above which is suitable for storage.

The unit benefits from concrete floors, high bay lighting, Perspex roof lights, 3 phase electricity, a roller shutter door (4.5 x 4.2m) and a minimum eaves height of 5.6 metres. The office has carpets, painted plaster walls/ceiling, fluorescent lighting and electric heating.

Externally there is a forecourt and yard running the length of the unit providing substantial parking/ external storage space.



Warehouse

Accommodation

Description	sq mtrs	sq ft
Warehouse	262.2	2,821
Offices	52.6	566
Total Gross Internal Area:	314.7	3,387
<i>Mezzanine Stores</i>	52.6	566

Services

It is understood that 3 phase electricity, drainage and water are connected to the property.

Rates

The property appears to have a rateable value of £20,500 in the 2023 rating list.

Planning

We understand that the unit has planning consent for B2/B8.

Service Charge

A service charge is payable towards site maintenance and repair of all communal areas.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years subject to rent reviews where appropriate.

Rent

£35,000 per annum exclusive of rates and all other outgoings.

Deposit

A deposit equivalent of three months' rent may be required depending on tenant status.

VAT

VAT is applicable at the prevailing rate.

EPC

In preparation.

Timing

The property is available immediately.

Viewing

Viewing is strictly via appointment with sole agents:

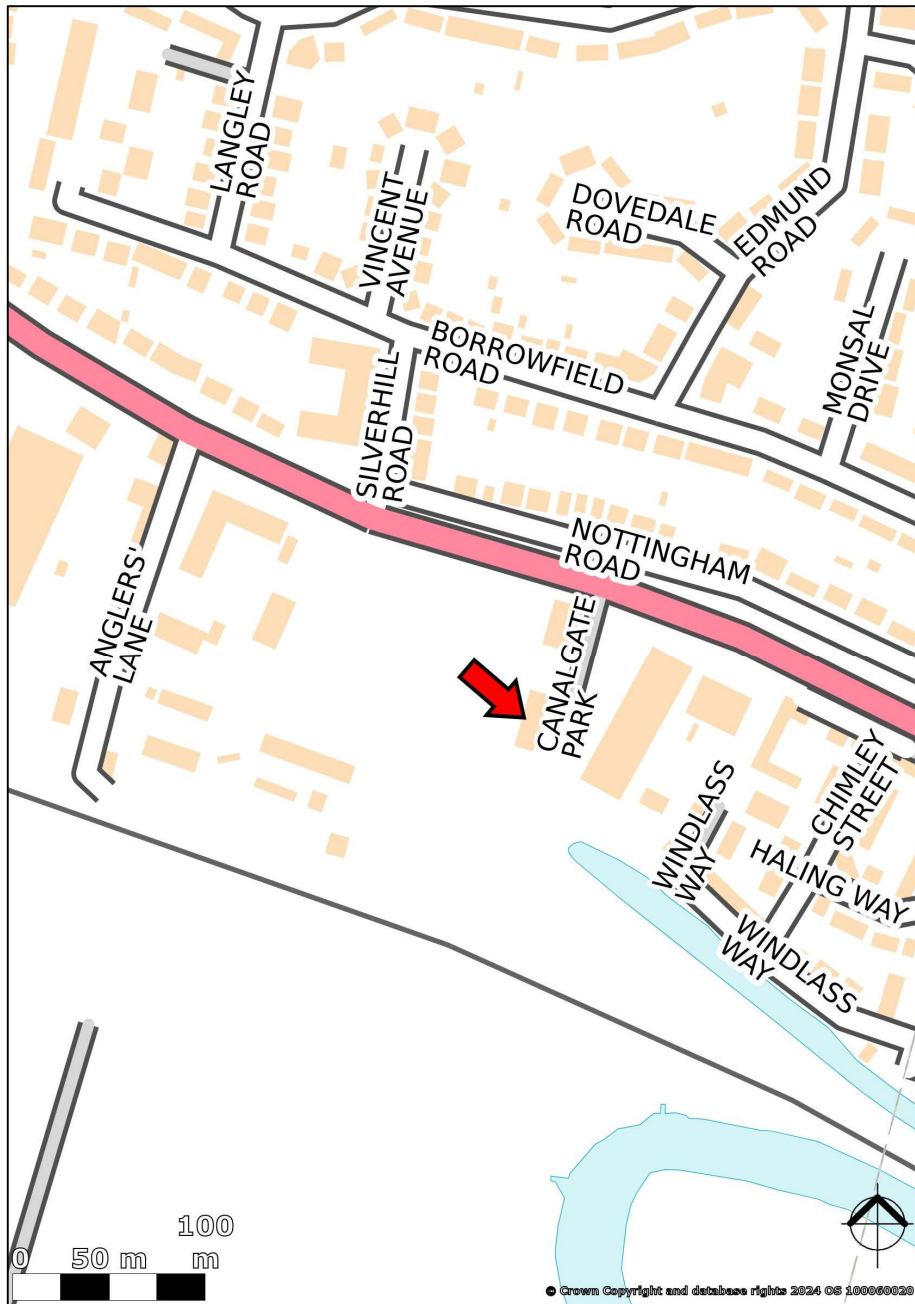
David Brown Commercial

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Side/ rear yard



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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.