

TO LET

Modern Industrial Unit

Unit 4, Sitwell Business Centre, Heage Road Industrial Estate
Ripley, Derbyshire, DE5 3GH



- Modern unit extending to **95.2 sq.m. / 1,024 sq.ft.**
- Warehouse, high-quality office, WC and stores.
- Dedicated parking for four vehicles.
- Great location close to A38.
- Established, secure gated estate.
- Available immediately on new lease terms.

RENTAL: £15,000 P.A.X.

**01332
200232**

Location

Ripley is a popular Derbyshire market town situated approximately 12 miles to the North of the City of Derby and 15 miles North West of Nottingham, at the Junction of the A38 and A610 roads.

Vehicular accessibility is good, with the A610 linking with Junction 25 of the M1 Motorway (South) before connecting with Nottingham, and the A38 leading to Junction 28 of the M1 Northbound, and the City of Derby to the South.

The property is located at Sitwell Business Centre, a modern development of industrial, office and warehouse units on the Heage Road Industrial Estate.

Description

The property comprises a steel portal framed industrial / warehouse unit with block / brick lower elevations and profiled steel upper elevations beneath a pitched steel roof.

The unit provides stores, WC, open span warehouse and high-quality office.

The unit has concrete floors, painted block walls, artificial lighting, 3-phase electric, roller shutter door (3.0m w x 4.3 h) and 5.5m minimum eaves height. The offices benefit from carpets, suspended ceilings and LED lighting.

Externally the property has loading to the roller shutter door and four car parking spaces within the communal site car park.

Services

Electric (3-phase), water and drainage are connected.

Tenure

The unit is available TO LET for a negotiable term of years subject to rent reviews where appropriate on full repairing and insuring (FRI) terms.

Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice 6th Edition (2018) according to the basis of Gross Internal Area (GIA):

Description	sq mtrs	sq ft
Warehouse and ancillary	95.2	1,024
Total GIA:	95.2	1,024

Rental

£15,000 per annum exclusive of VAT, rates and all other outgoings.

Deposit

A deposit may be required.

Legal Costs

Each party is to bear their own legal costs.

VAT

VAT is applicable on the rent at the prevailing rate.

EPC

The property has an EPC of D valid until 3rd February 2033.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200 232

email:

enquiries@davidbrownproperty.com





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