

To Let / For Sale

Modern Warehouse / Trade Counter Unit

15 Enterprise Way, Jubilee Business Park, Stores Road,
Derby DE21 4BB



- Industrial warehouse/ showroom unit 11,285 sq ft.
- Includes first floor offices of 1,778 sq ft
- Generous parking provision
- Situated on the popular Jubilee Business Park providing good road links via Sir Frank Whittle Road.

Available on new lease or freehold sale

Location

The premises are located on the Jubilee Business Park, a modern development in a popular accessible location approximately one mile north of Derby City Centre.

The nearby Sir Frank Whittle Road provides good linkages to the Derby city centre, the A52 to the South and A38 to the North.

Description

The property comprises a purpose built, steel portal frame industrial property having virtually full height brick and block elevations, beneath a pitched steel-clad roof.

Internally the property offers an open span internal warehouse with a clear internal height to underside of haunch for 5.5 metres, a partitioned side bay accommodating a two-storey section of showroom, trade counter, offices and ancillary facilities.

Externally, the property has an enclosed rear yard and loading to the rear elevation via an overhead loading door and parking for c.20 cars.

Schedule of Accommodation

Description	sq mtrs	sq ft
Main Unit GIA	844.6	9,088
First Floor	165.2	1,778
Plus	39.0	420
Total Gross Internal Area:	1,048.8	11,285



Rates

The 2023 rating list indicates that the premises have a Rateable Value of £59,000.

Services

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

Tenure

The property is available to let by way of a new full repairing and insuring lease for a negotiable period, subject to three or five yearly rent reviews where appropriate.

Alternatively, the offers will be considered for the freehold interest with vacant possession.



Asking Terms

The property is offered to let at an annual rental of £85,000.

Offers are invited for the freehold interest. Guide Price £1,100,000.

VAT

VAT is applicable to a letting or sale.



Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

EPC

The property has an EPC 'E-103' Rating which expires on 8th August 2029.

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

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

