

TO LET

Industrial / Storage Unit

Unit 10a Lady Lea Industrial Estate, Lady Lea Road, Horsley Woodhouse, DE7 6AZ



- Open span industrial / storage unit with forecourt parking.
- Total Gross Internal Area **821.6 sq.m. / 8,840 sq.ft.**
- Established industrial estate close to A38 trunk road.
- Roller shutter door, works office and minimum 5.0 m eaves.
- Available immediately on new lease terms.

RENT: £35,000 P.A.X.

Location

Horsley Woodhouse is a village approximately 6 miles to the north of Derby City Centre.

Road connections are good, the village lies on the A609 road with a quick connection to the A38 trunk road at Coxbench. The A38 connects to the M1 Motorway at Junction 28.

Lady Lea Industrial Estate is situated on the east side of Lady Lea Road, close to the junction with the A609.

Description

The property comprises a concrete framed industrial / storage unit with rendered brick and block elevations beneath a pitched roof.

Internally the unit provides open span warehouse accommodation (dimensions 14.75m wide and 55.70m deep) There is a works office and basic kitchenette facilities to the front of the unit.

The specification includes concrete floors, high bay LED warehouse lighting, 5.0 metre minimum eaves and roller shutter door (5.5m w x 5.5m h).

Externally the unit benefits from parking and storage to the front on a concrete apron.

Additional external storage can be provided by separate negotiation.



Planning

The units are suitable for B2, general industrial or B8, storage.

Accommodation

We have measured the unit according to the basis of Gross Internal Area (GIA) and report the following (approximate) floor areas:

Description	sq mtrs	sq ft
Warehouse	821.6	8,840
Total Gross Internal Area:	821.6	8,840

Services

3-phase electricity, water and drainage are connected to the property. The electricity is sub-metered and the landlord invoices the tenant monthly based on their usage. Water rates are included within the rent. No gas.



Rates

The property has a rateable value of £25,500 in the 2023 rating list.

Rental

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

VAT

VAT is applicable at the prevailing rate.

Deposit

A rent deposit of 3 months may be required.

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 re-charge the premium to the tenant annually.

Legal Costs

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

Timings

The unit is available immediately

EPC

The unit has an EPC of 'D' valid until June 2029.

Viewing

Viewing is strictly via appointment with

Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com



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