

**To Let**

**Modern Business Unit**  
**1,235 sq ft (115 sq m)**

Unit 9b Sawley Park, Nottingham Road, Derby, DE21 6AS



- Available January 2025
- Modern business unit
- Roller shutter loading door
- Excellent road communications via A38, A50 and A52
- No motor trades permitted

01332 295555    [raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Sawley Park comprises a new development of 30 business units accessed immediately from Nottingham Road to the East of Derby's city centre.

Pentagon Island lies approximately half a mile away and provides access to Derby's ring road system and to J25 and J28 of the M1 Motorway via the A52 and A38 trunk roads respectively.

The nearby Raynesway (A5111) and Alvaston Bypass (A6) provide rapid access to the A50 which in turn provides dual carriageway access to J24 of the M1 Motorway at Kegworth and J15 of the M6 Motorway at Stoke on Trent.

## The Premises

This modern unit is of steel frame construction with external elevations being of cavity construction with facing brickwork and a concrete block inner skin surmounted by corrugated PVC coated steel profile cladding to the upper wall sections and to the mono pitched roof which incorporates translucent roof light panels

Party walls are of full height concrete block construction.

The mono-pitched roof structure provides an eaves height of some 4.8m to the rear rising to circa 5.8m to the front of the premises.

The unit has a galvanised steel insulated roller shutter loading door, with Plastisol coated PVC finish to the external face, and an adjacent personnel door.

A disabled WC with hand wash facilities

A tea-point backs onto the WC and includes a sink and single drainer unit.

## Accommodation

Floor areas are quoted on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Warehouse/workshop      1,235 sq ft    (115 sq m)

## Services

We believe mains electricity, water and drainage are available and connected. Mains gas is available.

## Non-Domestic Rates

Please note that Units 9a and 9b were previously occupied as a single unit and were assessed as having a rateable value in the sum of £14,250.

9a and 9b have now been split to provide two self-contained units and as a result, the landlord has applied for the two properties to be separately assessed for Non Domestic Rates purposes.

The revised assessment, may have the effect of reducing the Rateable value to a level where an application for Small Business Rates Relief is possible.

## Small Business Rate Relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and:
- your business only uses one property - you may still be able to get relief if you use more

Interested parties should make their own enquiries of Derby City Council Non-Domestic Rates Department, (**business.rates@derby.gcsx.gov.uk**), in order to confirm that this reflects the current position and to determine the actual rates liability.

## Town & Country Planning

Planning permission was granted in June 2011 for the 'Erection Of 21 Units Comprising Use Class B1 (Office And Light Industry) And Use Class B8 (Storage And Distribution)'

This application was subsequently varied and there are a total of 33 units within the scheme.

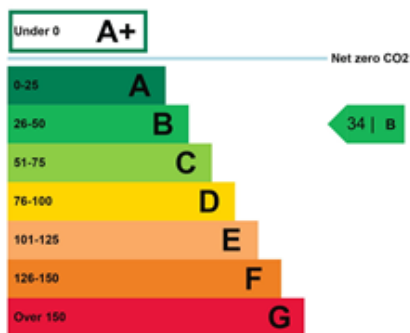
However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

## Maintenance of Estate Roads and Mains Services

The internal road layout, the drains, pipes and services serving Sawley Park remain in the ownership and under the control of the developer, Ivygrove Developments Limited.

Ivygrove Developments Limited will remain responsible for maintaining and repairing all of these easements and facilities on the basis that they will recharge costs to the owners/occupiers on Sawley Business Park.

## Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### Terms

The premises are available to let by way of a new lease drawn on a full repairing and insuring basis and for a term of years to be agreed.

The premises will be available from January 2025.

### Rent

Upon application

### Value Added Tax

Value added tax is payable on the rent and any service charge costs.

### Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

### More Information and Viewing Arrangements

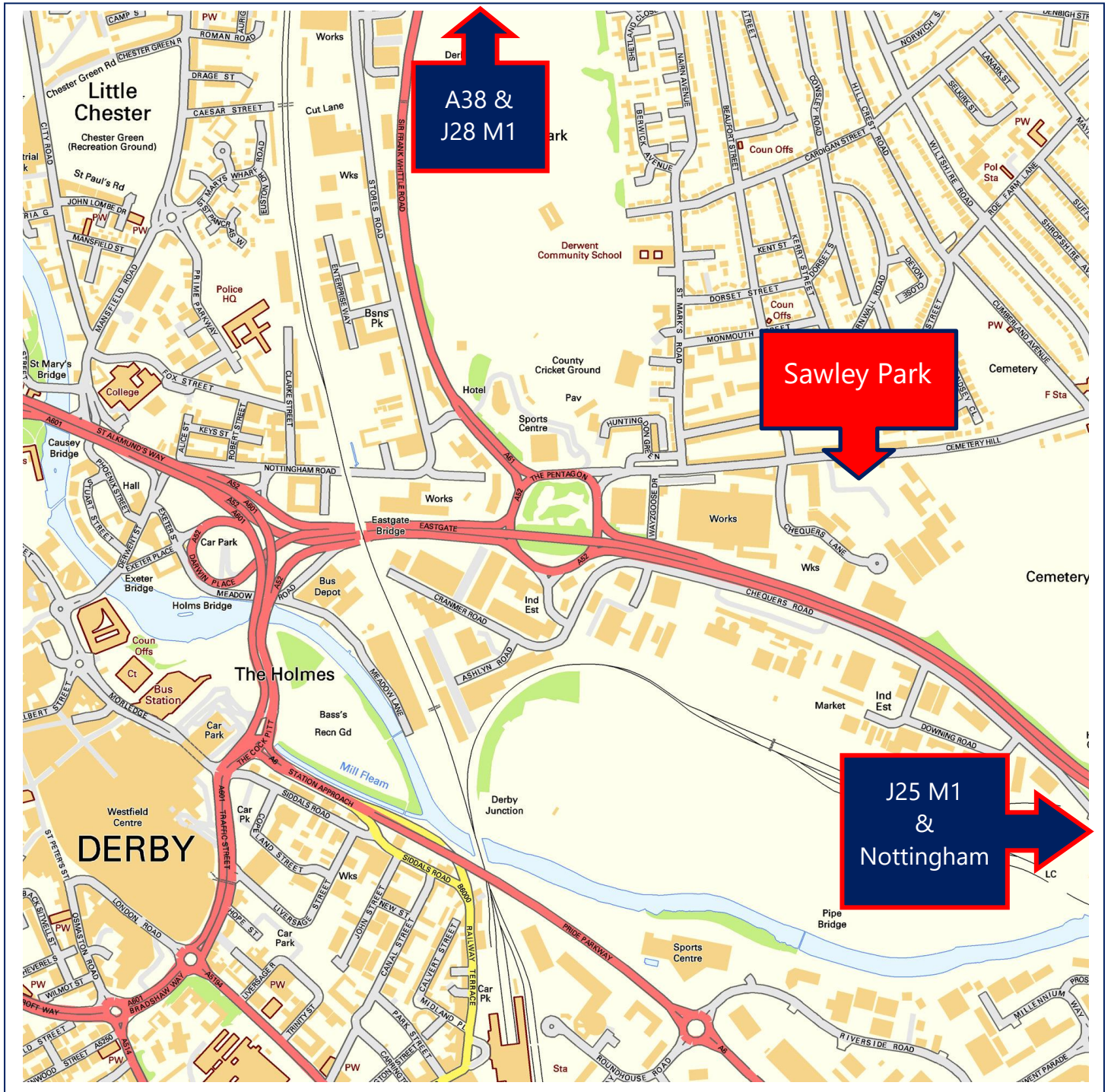
For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

Tel: 01332 295555

*Subject to contract and availability*



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