

# TO LET

## Modern Warehouse with Offices

Unit 7, Outram's Wharf, Little Eaton, Derby, DE21 5EL



- Excellent quality warehouse of 6,390 sq.ft. with high quality offices of 6,683 sq.ft. over ground and first floor with secure yard.
- Total Gross Internal Area: **1,215.0 sq.m. / 13,074 sq.ft.**
- Available immediately on new lease terms.
- Modern business park in village location off A38 linking to M1.

**Rental: £130,000 P.A.X.**

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200232**

## Location

Derby is a major commercial centre within the East Midlands region, situated approximately eight miles to the West of Junction 25 of the M1 Motorway and 40 miles North East of the City of Birmingham.

Outram's Wharf is a modern business park located in Little Eaton situated a few miles north of Derby City Centre, at the intersection of the A38 and B6179 roads. Accessibility is very good, with the A38 providing a fast transport connection to the M1 at Junction 28 to the north, and the City of Derby to the south.

## Description

The property comprises a modern warehouse with high specification office accommodation and secure yard.

The ground floor provides an entrance lobby, male/female/accessible WCs, reception, welfare rooms, two open plan offices and open span warehouse. The first floor provides a boardroom, two open plan offices and three meeting rooms.

The warehouse is of steel portal frame design with a steel-clad roof and upper elevations and brick/block lower elevations. The warehouse has a 5.5 metre eaves height and benefits from fluorescent lighting, roof lights and two full height loading doors to the side elevation.



(Rear Yard)

The office accommodation has suspended ceilings with LED lighting, raised floors with power/data floor boxes, carpeting, air conditioning, and aluminium framed double glazed windows.

Externally the property is located in a modern business park and provides dedicated car parking spaces; and a brick-paved fenced yard with external spot lighting.



(Outrams Wharf Business Park)

## Accommodation

We have measured the property according to the basis of Gross Internal Area in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Description	sq mtrs	sq ft
Warehouse	593.9	6,390
Offices	312.1	3,358
Offices	309.1	3,325
<b>Total GIA:</b>	<b>1,215.0</b>	<b>13,074</b>

## Services

It is understood that all services and air conditioning are connected to the building.

## Rates

The property has a rateable value of £57,500 in the 2023 rating list according to the VOA website.

## Rental

£130,000 per annum exclusive of rates and other outgoings.

## VAT

VAT is applicable at the prevailing rate.

## Deposit

A rent deposit may be required.

## Service Charge

A service charge is payable towards site maintenance and repair of all common external areas and roads.

## Lease Terms

The property is available to let on new full repairing and insuring lease terms for 10 years subject to rent reviews where appropriate.

## Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

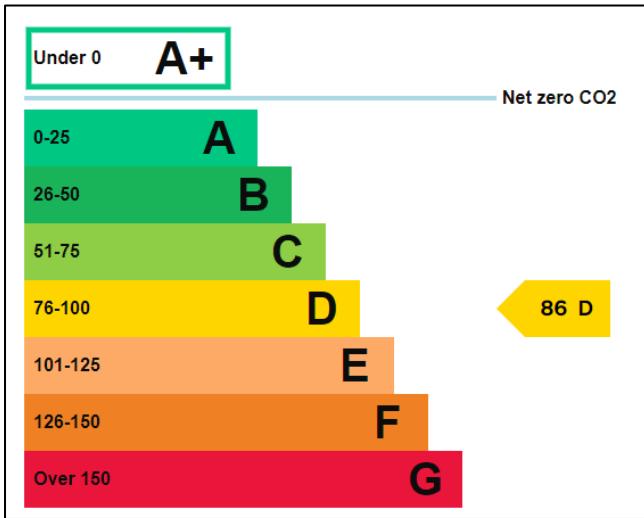
## Legal Costs

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

## Timings

The unit is available from May 2024.

## EPC



## Viewing

Viewing is strictly via appointment with

Sole Agents:

**David Brown Commercial**

**Tel:**

**01332 200232**

**Email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)

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