

TO LET

Industrial Unit with Cranage

Unit 7 Northedge Business Park, Alfreton Road, Derby, DE21 4BN



- Modern industrial/engineering unit close to A38 trunk road.
- Gross Internal Area: **1,781.0 sq.m. / 19,164 sq.ft.**
- Established industrial and trade-counter location north of Derby.
- Fenced, concrete surfaced yard and forecourt tarmac car parking.
- Two no. overhead cranes with 30 tonne total capacity.

RENT: £6.79 per sq.ft. P.A.X.

**01332
200232**

Location

Northedge Business Park is strategically located on Alfreton Road close to the A38 and A61 trunk roads north of Derby city centre.

The A38 provides a direct northbound link to the A610 and M1 North at Junction 28; and a southbound connection to the A50 trunk road and the West Midlands. The A61 connects the A52 dual carriageway link to the M1 South at Junction 25 and Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby.

Description

The unit comprises a detached industrial / engineering unit of block/brick lower elevations and profiled steel upper elevations beneath a pitched steel roof.



The unit provides open span warehouse accommodation with integral two-storey offices

to the front. The ancillary accommodation includes WCs, various offices, boardroom and canteen.



The warehouse benefits from concrete floors, artificial lighting, Perspex rooflights and two no. 15 tonne overhead cranes and two no. roller shutter doors.

The offices are well-specified with carpets, dado trunking, painted plaster walls, suspended ceilings, LED lighting and air conditioning.

The unit has a generous provision of tarmac car parking and a secure concrete surfaced yard.

Planning

The unit has permission for B2, general industrial.

Accommodation

The unit has the following (approximate) Gross Internal Area (GIA):

Description	sq mtrs	sq ft
Warehouse	1,412.4	15,197
Ground Floor Offices	141.6	1,524
First Floor Offices	227.0	2,443
Total GIA:	1,781.0	19,164

Services

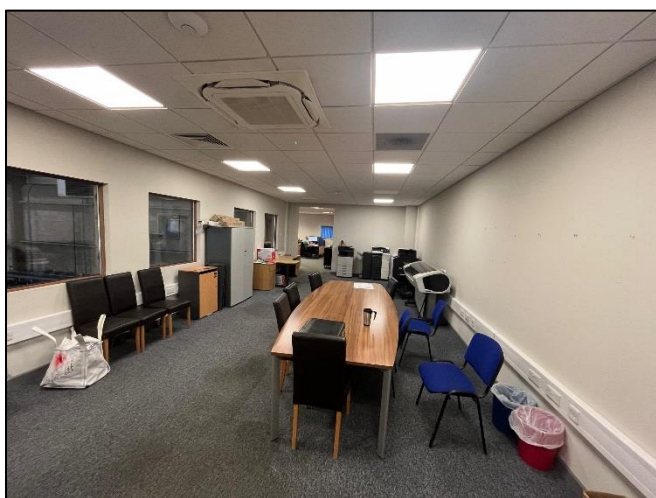
Three-phase electricity, water and drainage are connected to the property.

Rental

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

Rates

We were unable to trace a rating assessment for the property. Occupiers should make their own enquiries with the local authority.



Tenure

The property is available as an assignment of the existing lease. The lease started 26/01/2022 and runs until 25/01/2032. The lease is drawn upon full repairing and insuring terms and the rent passing is £130,000 per annum exclusive and is payable monthly.



The property may be available by way of sub-letting. Sub-letting terms are available upon request.

VAT

VAT is applicable at the prevailing rate.

Service Charge

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

Insurance

The landlord insures the premises and re-charges the annual premium to the tenant.

Legal Costs

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

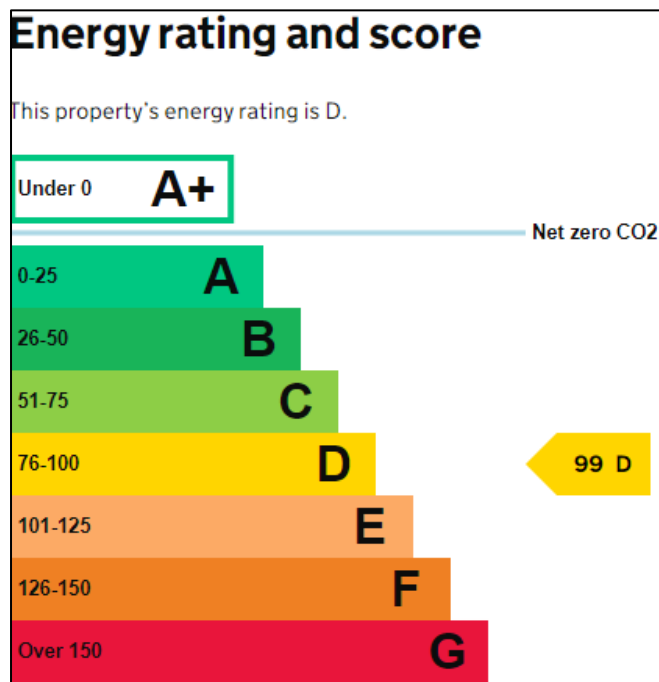
Timings

The unit is available immediately.

Deposit

A deposit may be required.

EPC



Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful lessee.

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

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