

TO LET

Modern Warehouse / Trade-Counter Unit

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



- Modern industrial unit with integral showroom/trade-counter and offices.
- Total Gross Internal Area: **1,048.8 sq.m. / 11,285 sq.ft.**
- Warehouse 844.6 sq.m. / 9,088 sq.ft. with ancillary of 204.2 sq.m. / 2,198 sq.ft.
- Minimum eaves height of 5.5 metres and 20 car parking spaces.
- Situated on the popular Jubilee Business Park providing good road links via Sir Frank Whittle Road.

RENTAL: £8 per sq.ft. P.A.X.

**01332
200232**

Location

The premises are located on the Jubilee Business Park, a modern development in a popular and 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 the haunch of 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 GIA:	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.



Asking Terms

The property is offered to let at an annual rental of £8 per square foot, per annum.

VAT

VAT is applicable.

Deposit

A deposit may be payable.

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:

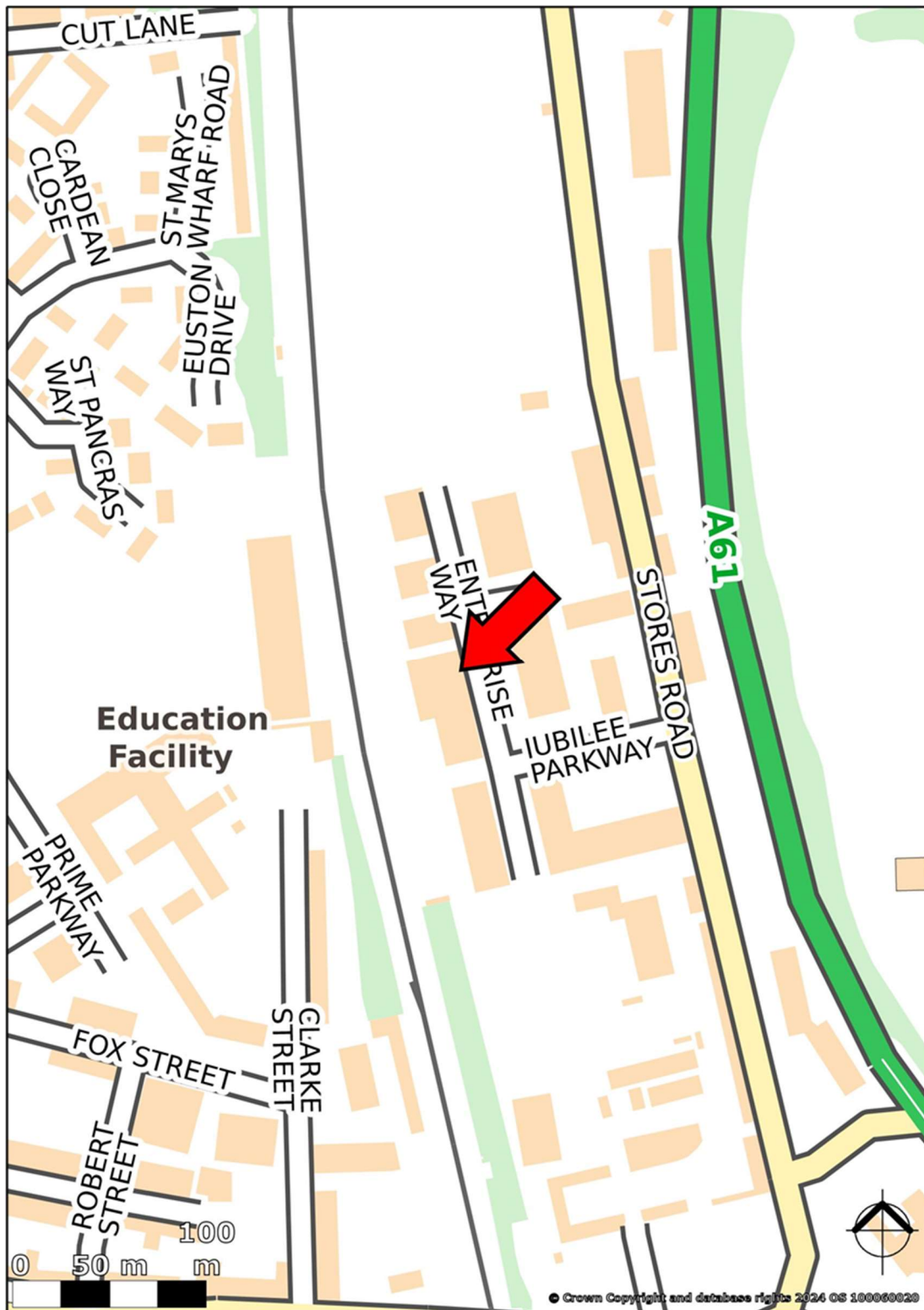
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