

TO LET

Modern Industrial Unit

Mo Cap Studio, Derby West Business Centre, Ashbourne Road,
DE22 4NB



- Modern industrial unit with integral offices close to A38 trunk road.
- Total Gross Internal Area: **619.7 sq.m / 6,668 sq.ft.**
- Dedicated car parking within communal yard.
- Available immediately on new lease terms.

RENT: £9/sq. ft. P.A.X.

**01332
200232**

Location

The Derby West Business Centre is located on the A52 (Ashbourne Road) approximately 4 miles to the west of Derby City Centre. The A52 is a main arterial route that connects Derby with the market town of Ashbourne. The location is therefore uncongested and offers a rural aspect yet vehicular accessibility to Derby and the outer ring road / A38 is excellent.

The nearby Mackworth Hotel Offers lunchtime and evening dining and overnight accommodation.



Open Span Warehouse

Description

The unit is a steel portal framed warehouse with steel cladding beneath a pitched steel roof with dedicated car parking.

On the ground floor the unit comprises an entrance lobby, WC, office and warehouse. On

the first floor there is further office space with a kitchen and WC.



First Floor Office

The warehouse has artificial lighting, a concrete floor and a minimum eaves height of 5.25m. There is a 4.7m x 5.7m roller shutter door with direct access to the car park.

The office benefit from carpets, painted plaster walls, dado trunking with data/power, suspended ceilings, category II lighting and air conditioning.

Externally the property has dedicated car parking in the communal car park and loading to the roller shutter door.

Services

Heating / air conditioning, mains drainage, water and electric are all connected to the

property. The property also benefits from intruder and fire alarms.

Accommodation

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

Description	sq mtrs	sq ft
<i>Ground</i>	523.7	5,635
<i>First</i>	96.0	1,033
Total GIA:	619.7	6,668

Rental

£9 per sq.ft P.A.X.

VAT

VAT is applicable at the prevailing rate.

Lease Terms

The property is available to let on full repairing and insuring terms for a negotiable period of years subject to rent reviews where appropriate.

Landlord and Tenant Act 1954

The letting is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

Planning

The property is suitable for light industrial or storage uses.

Insurance

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

Communal Areas

The tenant is to be responsible for a contribution towards the repair and maintenance of the communal car park and access road.

Legal Costs

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

EPC

EPC in preparation.

Viewing

Viewing is strictly via appointment with Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

info@davidbrownproperty.com



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