

TO LET

Storage/Workshop Unit

Unit at New Park Farm, Lodge Lane, Kirk Langley, Ashbourne, DE6 4NX



- Gross Internal Area of **59.94 sq.m. / 645 sq.ft.**
- Good quality Workshop / Storage unit.
- Located on Lodge Lane, Kirk Langley close to A52.
- Ample on-site car parking.

ASKING RENTAL: £7,500 P.A.X.

**01332
200232**

Location

Kirk Langley is a village and civil parish located in Derbyshire, situated about 4 miles (6.4 km) northwest of Derby and 2 miles (3.2 km) southeast of Brailsford along the A52 road. The civil parish has an approximate population of 700 residents.

The Property is located on Lodge Lane accessed from Flagshaw lane which is directly off the A52. New Park Farm is located to the south side of Lodge Lane and the subject unit is located to the front of the site.



Access off Lodge Lane

Description

The property comprises a workshop unit of brick construction beneath a pitched slate tiled roof.

Internally the has an open span workshop area with a partitioned office and W/C facility. The unit benefits from concrete floors, block/brick walls, fluorescent lighting, three phase electric and a timber loading door (1.9m x 2.0m). The unit has a

minimum eaves height of 2.2m. the office has carpeted floors. Unit dimensions 12.16m x 4.93m.



Unit interior

Externally the property has space for car parking and loading to the front.

Services

It is understood that three phase electricity, water and drainage services are connected to the property.

Accommodation

Description	sq mtrs	sq ft
Workshop	59.94	645
Total Gross Internal Area:	59.94	645

Rates

The property has a rateable value of £2,600 in the 2023 rating list and therefore maybe eligible for 100% small business rates relief.

Lease Terms

The property is available to let by way of a flexible tenancy agreement.

Rental

£7,500 per annum, exclusive of rates and all other outgoings.

Legal Costs

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

VAT

Not applicable

EPC

TBC

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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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

