

TO LET

Industrial Unit

18 Parker Centre, Mansfield Road, Derby, DE21 4SZ



- Industrial warehouse unit extending to approximately **268.8 sq.m. / 2,892 sq.ft.**
- Open span warehouse with WC to front.
- Good provision of forecourt parking and loading to roller shutter door.
- Situated on the established Parker Centre industrial estate.
- Excellent accessibility close to the A61, A52 and A38 trunk roads.

RENTAL: £26,000 P.A.X.

Location

The premises are located on the Parker Centre, a well-established business and industrial estate situated approximately 1 mile north of Derby City Centre, just off Mansfield Road, close to the junction with Stores Road and Sir Frank Whittle Road (A61).

The location of the property provides good road communications with the A38 (M1 North and West Midlands) and the A52 (M1 South and Nottingham) both accessed via Sir Frank Whittle Road (A61).

Description

The property comprises a semi-detached steel portal frame industrial/warehouse unit, having brick and block elevations beneath a pitched steel roof.

Internally the property provides an open span industrial unit with a WC to the front. The warehouse has a minimum eaves height of 4.8 metres and a clear internal height of 5.6 metres.



The warehouse has concrete floors, painted block walls, three no. wall mounted lights, power sockets, high bay warehouse lighting, Perspex rooflights, a roller shutter door (3.7m x 4.64m) and upvc windows with security grills.



Externally, the property has a tarmac forecourt area with a generous provision of parking.

Floor Areas

We have measured the property in accordance with the *RICS Code of Measuring Practice 6th Edition* according to the basis of Gross Internal Area (GIA):

Description	sq mtrs	sq ft
Warehouse	268.8	2,892
Total GIA:	268.8	2,892

The approximate overall dimensions of the unit are as follows:

Width - 12 metres

Depth - 22.4 metres

Rates

It is understood that the premises have a Rateable Value of £16,500 in the 2023 rating list.

Services

It is understood that mains electricity (3-phase), water and drainage are connected to the property. The gas was capped off at the time of inspection but is available at the site.

Tenure

The property is available by way of a new full repairing and insuring lease for a negotiable period of years subject to rent reviews where appropriate.

Rent

£26,000 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable

Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

EPC

C -68 rating valid until 31st January 2032

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.

