

# TO LET

## Modern Industrial Unit

Unit 6, Peter Baines Industrial Park, Woods Lane,  
Derby, DE22 3UD



- Modern industrial unit totaling **136.8 sq.m. / 1,471 sq.ft.**
- Open span unit warehouse with works office, WC and kitchen.
- Minimum eaves height of 2.6 metres.
- Available from mid-April 2025.
- 3 dedicated car parking spaces in a communal car park.

**RENT: £8.50 per sq.ft.**

**01332  
200232**

## Location

The Peter Baines Industrial Park is located on Woods Lane, approximately one mile to the south west of Derby City Centre. The location of the property provides good road communications, with nearby Abbey Street connecting with the A516 and inner/outer ring road systems.

## Description

Unit 6 is a modern, self-contained industrial unit, being of steel portal frame construction with full height brick elevations with an insulated roof and translucent roof lights.

The main working area internally has a minimum eaves height of 2.6 metres, a concrete floor and a sliding timber loading door (2.7 x 2.5m).

The property also contains a works office, a WC and a kitchenette.

The property has 3 car parking spaces providing off-road parking; the unit has access for loading purposes to the sliding door.

## Accommodation

We have measured the property according to the basis of Gross Internal Area (GIA):

Description	sq mtrs	sq ft
Warehouse	104.7	1,126
Ancillary	32.1	345
<b>Total GIA:</b>	<b>136.8</b>	<b>1,471</b>

## Services

It is understood that mains water, drainage and electricity (3 phase) are connected to the property.

## Rates

The premises have a rateable value of £8,600 in the 2023 list.

## Lease

The property is offered by way of a new full repairing and insuring lease for a minimum term of three years. Leases longer than three years will be subject to a rent review at the end of the third year.

## Rental

£8.50 per sq.ft. exclusive of rates and all other outgoings.

## VAT

The rental will be subject to VAT at the usual rate.

## Insurance

The tenant is to be responsible for reimbursing the landlord for the annual buildings insurance premium.

## Deposit

A deposit equivalent to three months' rent may be required.

## Use

The property appears to have permission for B1/B2/B8 use however interested parties should confirm this with Derby City Council. **The property is not suitable for Motor Trade Use.**

## Viewing

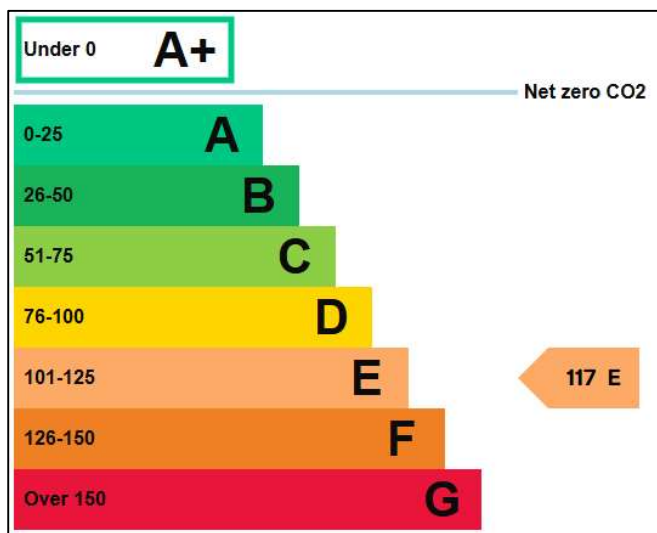
By prior arrangement with the sole agents;

**David Brown Commercial**

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## EPC



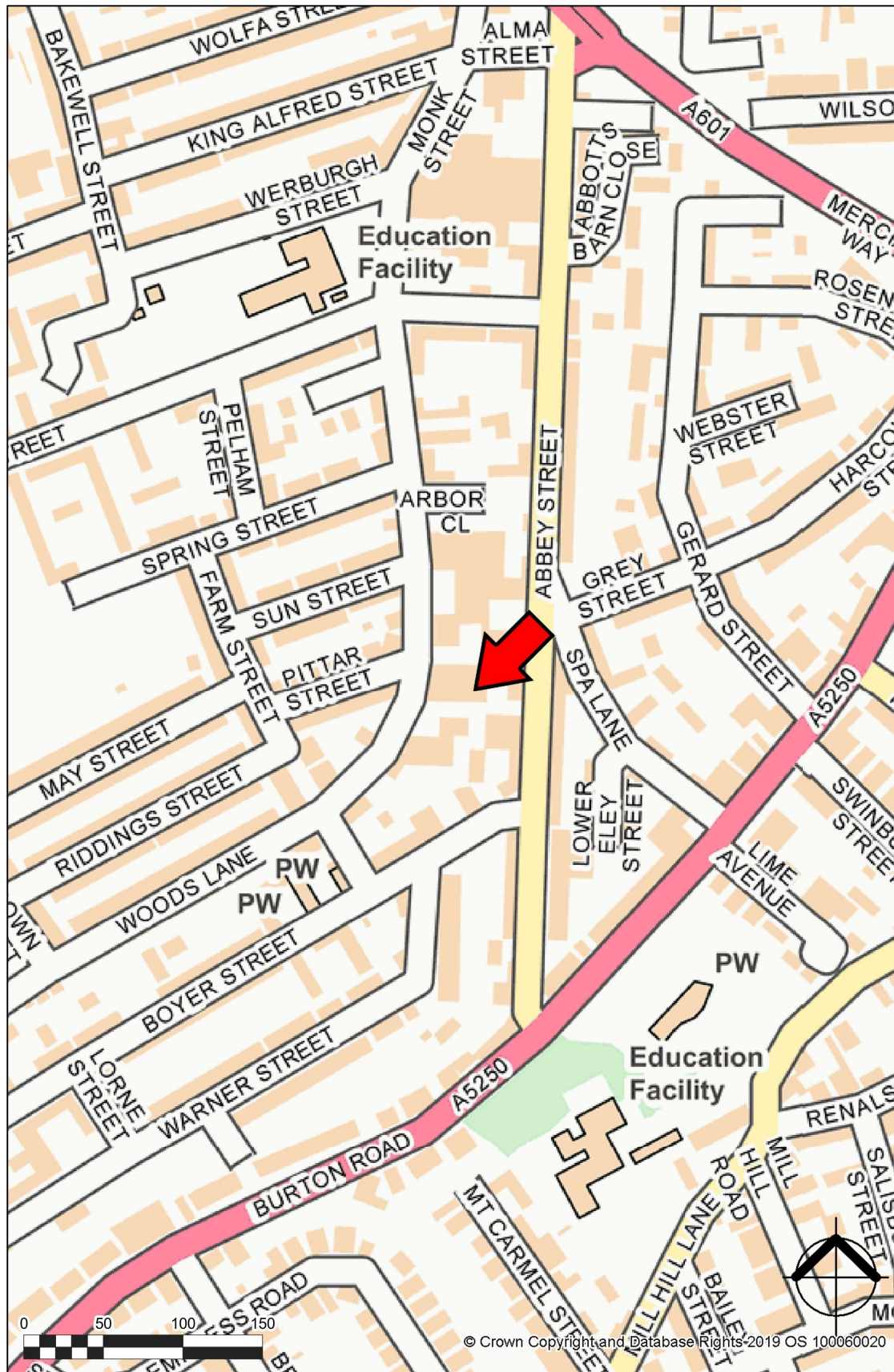
## Legal Costs

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

### 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.



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