

TO LET

Roadside Industrial/Trade Counter Unit

Unit 21 Northedge Business Park, Alfreton Road, Derby



- Roadside industrial / trade counter unit close to A38 Trunk Road.
- Gross Internal Area **371.8 sq.m / 4,000 sq.ft**
- Established industrial and trade-counter location north of Derby.
- 14 car parking spaces.

RENT: £12 per sq.ft. P.A.X.

01332
200232

Location

Northedge Business Park is strategically located on Alfreton Road close to the A38 and A61 trunk roads north of Derby city centre.

The A38 provides a direct northbound link to the A610 and M1 North at Junction 28; and a southbound connection to the A50 trunk road and the West Midlands.

The A61 connects the A52 dual carriageway link to the M1 South at Junction 25 and Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby.

Description

The unit comprises a detached steel portal framed industrial / trade counter warehouse of block and brick lower elevations and Kingspan clad upper elevations beneath a pitched roof.

The unit comprises an open-span trade counter warehouse with minimum 6.0-metre-eaves.

The unit has concrete floors, an insulated steel roof and double skin Perspex roof lights.

The Subject unit benefits from a feature glazed trade counter entrance and an overhead tracked loading door to the right hand side elevation.

The unit has a generous provision of surfaced tarmacadam car parking with 14 spaces.

Planning

The units are suitable for 'trade counter' use.

Accommodation

We have measured the unit according to the basis of Gross Internal Area and report the following (approximate) floor areas:

Description	Sq Mtrs	Sq Ft
Warehouse	371.8	4,000

Services

Services including 3-phase electricity, water and drainage are connected to the property.

Rates

The premises will require assessment for rating purposes following completion.

Rental

£12 per square foot per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Deposit

A rent deposit may be required.

Service Charge

A service charge is payable towards site maintenance and repair of all common external areas and roads.

Lease Terms

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

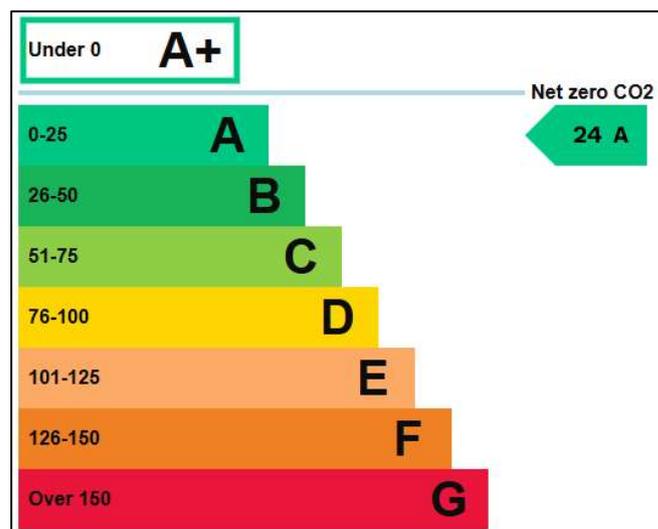
Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

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

EPC



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

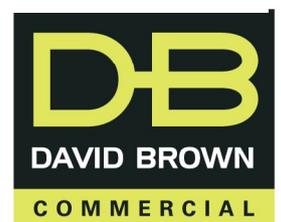
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