

TO LET

Prominent Industrial Premises with rear yard

Alfreton Road, Derby, DE21 4AQ



- Gross Internal Area 874.3m² / 9,407 sq.ft.
- Additional mezzanine stores of 244.4m² / 2,630 sq.ft.
- Forecourt parking and gated side/rear loading yard
- Excellent location close to A38

New Lease: £80,000 per annum.

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200232**

Location

Alfreton Road is a popular industrial location, comprising a busy arterial traffic route running to the north of the city.

The subject property is situated towards the northern end of Alfreton Road, close to the Breadsall traffic island with the A61 Sir Frank Whittle Road.

Description

The property comprises purpose built, steel portal framed industrial building providing an open span internal working area with a single storey block of offices and ancillary accommodation across the front elevation, with mezzanine stores over.

Internally the unit provides has a minimum eaves height of 4.5 metres but being of single span, the unit has a high working height at the apex. Access is provided via two tracked overhead loading doors to the rear elevation and the workshop is fitted with high bay lighting and gas fired radiant heaters.

The front offices offer a cellular layout featuring a reception and several private rooms in addition to kitchen and toilets. The offices have aluminium-framed double-glazed windows, fitted carpets, suspended ceilings

incorporating category 2 fluorescent lighting and central heating.

To the outside, the property has a large forecourt parking area and a gated side driveway leading to the rear loading yard.



Accommodation

Floor	Description	sq mtrs	sq ft
Ground	Main Unit	696.6	7,495
	Offices	177.7	1,912
Mezz	Stores	244.4	2,630
GIA (excl mezzanine):		874.3	9,407

Services

All mains services are connected to the property including three phase electricity.

Lease

The property is available by way of a new lease for a term of 3 years. The lease will be drawn on full repairing and insuring terms. And will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Rental

£80,000 per annum, exclusive of rates and all other outgoings.

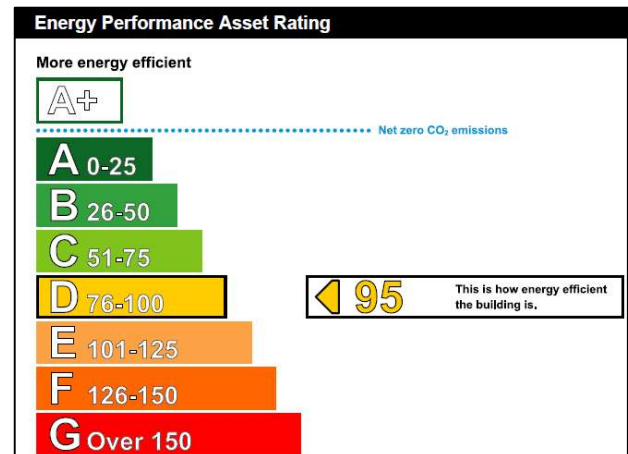
Rates

The property has a rateable value of £59,500 in the 2023 rating list.

VAT

The rental will be subject to VAT.

EPC



(Valid Until 27th June 2028)

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.

