

To Let

Industrial/Warehouse Unit

3,000 sq ft (279 sq m)

Unit 8 Dunton Close, West Meadows Industrial Estate, Derby, DE21 6XB



- Available from June
- Galvanised steel roller shutter loading door
- Sodium lighting to workshop/warehouse
- Forecourt parking for approximately 4 cars plus loading apron
- Excellent road communications – A38, A50, A52, M1, M42, M6

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Location

The premises are located on the popular, and well established, West Meadows Industrial Estate which is accessed immediately from the Pentagon Island at the intersection with the A52 and A61/A38.

This location affords easy access to M1 Junctions 23a (Kegworth), 25 (Sandiacre) and 28 (South Normanton) as well as the A42/M42 and Junction 15 of the M6 (Stoke on Trent) is accessed via the A50 dual carriageway.

The Property

The subject premises comprise a mid-row industrial /warehouse unit of steel frame construction having full height brick and block walls to external elevations and concrete block party walls.

Internally, the accommodation has been arranged to provide an entrance lobby, office, kitchen, Ladies & Gents WC's and storeroom together with an open plan workshop/warehouse area.

The unit has a galvanized steel roller shutter loading door, with secondary cantilever door beyond, together with galvanized steel security shutters to the personnel door and windows.

Sodium lighting units are installed within the workshop/warehouse area which has an eaves height extending to approximately 12'0" (3.66m).

There is a concrete surfaced forecourt loading with apron and parking for approximately 4 cars.

Accommodation

The accommodation has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

Gross Internal Area 3,000 sq ft (279 sq m)

Non-Domestic Rates

Having utilized the Valuation Office website, we note that the premises appear in the current Rating List as follows:

Rateable Value: £13,500

Small Business Rate Relief (SBRR)

You can get small business rate relief if:

- your property's rateable value is less than £15,000
- your business only uses one property - you may still be able to get relief if you use more

Contact your local council to apply for small business rate relief.

If the 2017 revaluation means you no longer get small business relief, your bill won't increase by more than £50 a month from 1 April 2017 to 31 March 2018.

What you get

You won't pay business rates on a property with a rateable value of £12,000 or less.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% relief to 0%.

Examples

If you are eligible for SBRR, and your rateable value is £13,500, you'll get 50% of your bill.

If you use more than one property

When you get a second property, you'll keep getting any existing relief on your main property for 12 months.

You can still get small business rate relief on your main property after this if both the following apply:

- none of your other properties have a rateable value above £2,899
- the total value if all your properties is less than £20,000 (£28,000 in London)

The above information has been obtained from:

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

We have assumed that the above information is accurate and correct.

However, interested parties should make their own enquires in order to satisfy themselves of the position.

Services

We believe mains electricity and water are available and connected.

Town & Country Planning

We believe that the premises have the benefit of existing planning consent for uses falling within Class B1 (light industrial), B2 (general industry) & B8 (warehouse/distribution) of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

EPC

An energy performance certificate can be made available on request.

Terms

The premises are available to let by way of a new lease drawn on a full repairing & insuring basis and incorporating regular rent reviews where appropriate.

Rent

£19,750 per annum exclusive.

VAT

We are advised that VAT will be payable on the rent service charge and costs.

Legal Costs

The incoming tenant will be responsible for the Landlord's costs incurred in the preparation of the lease in the sum of £500 plus VAT.

Viewing

All Viewings are to be strictly by prior appointment through the sole selling agents, Raybould & Sons

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

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