

TO LET

Industrial unit

10 Masons Place, Nottingham Road, Chaddesden, DE21 6YZ



- Modern industrial unit with loading and car parking.
- Total Gross Internal Area: **234.4 sq.m / 2,522 sq.ft.** (including mezzanine)
- Open span ground floor with WC, mezzanine stores and mezzanine office.
- Available immediately on new lease terms.

RENT: £16,000 P.A.X.

**01332
200232**

Location

Masons Place is an established industrial estate on Nottingham Road.

Road communications are excellent, the estate is located 1.0 mile from the Pentagon island and the A52 / A61 Sir Frank Whittle trunk road.



Description

The unit comprises an end terrace industrial / storage unit of block/brick/cladding elevations beneath a pitched roof.

Internally the property comprises an open span unit with a WC; there is a mezzanine store and small mezzanine office above.

The roller shutter door is 3.0m x 4.9m and the unit has a minimum eaves of 5.35m.

Planning

The unit is suitable B2 General Industrial / B8 Storage.

Accommodation

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

Description	sq mtrs	sq ft
Warehouse	130.2	1,401
Mezzanine	104.2	1,121
Total Gross Internal Area:	234.4	2,522

Services

Electricity, water and drainage are connected to the property.

Rates

The property has a rateable value of £8,900 in the 2023 rating list and occupiers may therefore be eligible for 100% small business rates relief (Subject to eligibility).

Rental

£16,000 per annum exclusive of rates and other outgoings.

VAT

VAT is not applicable.

Deposit

A rental deposit may be required.

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 annually.

Legal Costs

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

EPC

An EPC is currently in preparation.

Anti-Money Laundering

Interested parties are to provide ID documents and proof of address.

Viewing

Viewing is strictly via appointment with
Sole Agents:

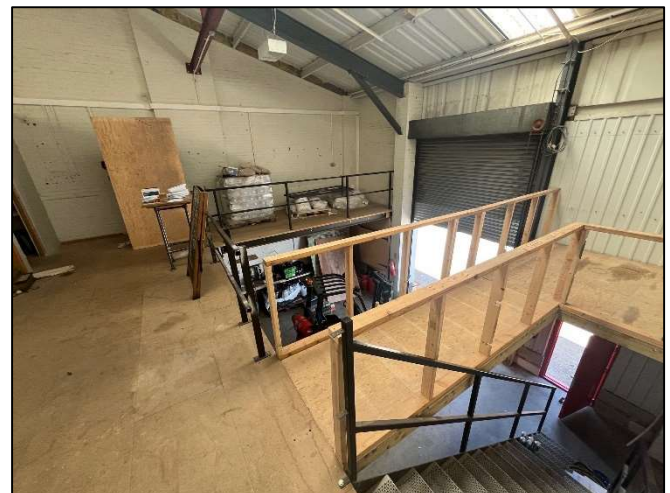
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