

# TO LET

## Storage Land

Woodyard Lane, Foston, Derbyshire, DE65 5PY



- Secure, fenced hard standing land.
- Extending to some **0.22 acres** (approximately).
- Situated minutes from A50 trunk road.
- Established storage and distribution location.
- Available immediately on new lease terms.

## RENT: £10,000 P.A.X.

**01332  
200232**

## Location

Foston is in South Derbyshire approximately 12.0 miles west of the city of Derby.

The location is an established storage and distribution location given its proximity to the A50 trunk road. Nearby occupiers include JCB, ATL Transport and Truma UK.

The A50 connects to the A38 trunk road, the M6 motorway at Junction 15 and the M1 motorway at Junction 24a.

The Subject property is situated on the west side of Woodyard Lane accessed over a private estate road.

## Description

The property comprises secure, fenced hard standing land extending to some 0.22 acres (approx.).

The site has a vehicular access off Woodyard Lane.

## Services

We understand that electricity is connected to the site.

## Rental

**£10,000 P.A.X.** (per annum exclusive of rates and other outgoings)

## Deposit

A rent deposit may be required.

## Service Charge

A service charge will be payable for the upkeep of the common access road.

## 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.

## Security of Tenure

The new lease is to be contracted outside of the Landlord and Tenant Act 1954.

## Permitted use

Open storage.

## Insurance

The tenant is to be responsible for keeping any goods on site insured and will maintain Public Liability Insurance in connection with its occupation of the site.

## Legal Costs

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

## Viewing

Viewing is strictly via appointment with Sole Agents:

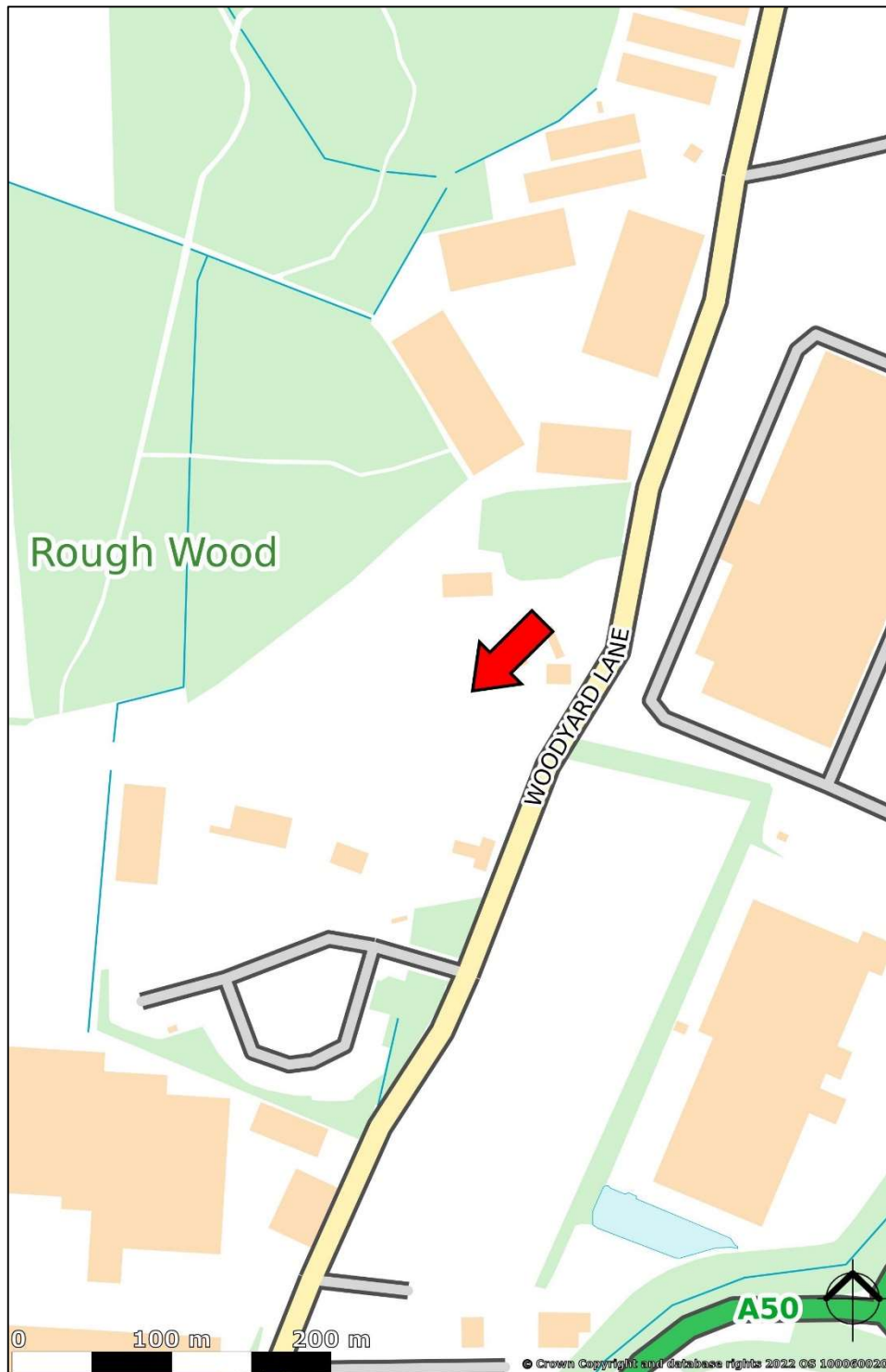
**David Brown Commercial**

**Tel:**

**01332 200232**

**Email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)



**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with a n actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.