



Unit 6 Shaftesbury Street South, Sir Francis Ley Industrial Park, Derby, DE23 8YH

A well-presented, detached industrial unit with car park, first floor showroom, and workshop, together with allocated car parking, and situated within a popular and established trading location.

Total GIA 4,252 sq. ft. / 395.2 sqm. or thereabouts.

Available to let on a new lease.

RENT - £22,000 pax



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LOCATION

The property is situated off Shaftesbury Street South, at its junction with Cottonbrook Road, within the Sir Francis Ley Industrial Park (IP). The IP is accessed off Osmaston Road via Shaftesbury Street, and lies approx. 2-miles south of Derby city centre.



DESCRIPTION

The unit is likely to have been constructed in or around the early-1990s, and is of steel portal frame with cavity concrete block and brick infills to the lower walls, surmounted by insulated PVC-coated mild-steel sheet cladding, under a profile sheetclad roof incorporating 20% translucent rooflights.



The unit has powder-coated aluminium-framed feature frontage with double glazed infill to the gable, and incorporates personnel entrance door leading to a small reception area. Off the lobby are stairs to the first floor, and access through to the industrial space.

The workshop has a roller shutter service door to the side elevation, LED lighting, three-phase electricity, and a working height of 3m. The first floor provides showroom space, together with office and WC, and additional workshop accommodation.



FLOOR AREAS

Ground Floor		
Main Workshop	1,858 sq. ft.	172.7 sqm.
inc. Reception and WC		
Side Workshop	355 sq. ft.	33 sqm.
First Floor		
Showroom	701 sq. ft.	65.2 sqm.
Office	91 sq. ft.	8.5 sqm.
Workshop	892 sq. ft.	82.9 sqm.
Side Workshop	355 sq. ft.	33 sqm.
Total GIA	4,252 sq. ft.	395.2 sqm.

SERVICES

Mains gas, electricity, water, and drainage are believed to be connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property falls within Use Classes E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

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RATES

The property is understood to have two assessments for rateable value, effective from 1st April 2026: -

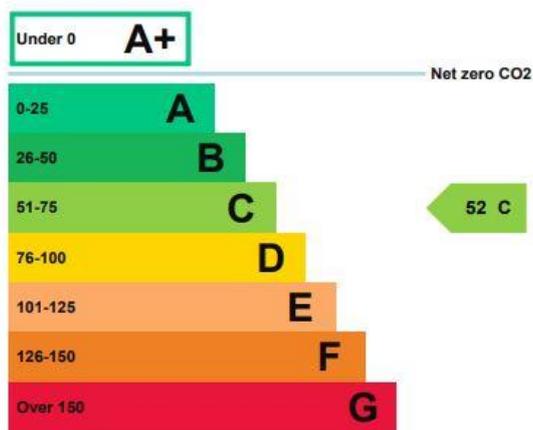
Ground Floor	
Workshop & Premises	£12,750
Frist Floor	
Offices & Premises	£13,750

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C52, expiring 14.12.2035.

Energy rating and score

This property's energy rating is C.



TERMS

The premises are available by way of brand new full repairing and insuring (FR&I) lease, subject to a minimum term certain of 3-years.

RENT

£22,000 (twenty-two thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

We understand that the property is NOT elected for VAT, and therefore, VAT will NOT be payable on the rent.

NOTE

Please note, motor trade will NOT be accepted.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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