

TO LET | £33,750 Per Annum Exclusive

Industrial Unit



Unit 17, Northedge, Alfreton Road, Derby, Derbyshire, DE21
4BN

3,550 Sq Ft | 329.79 Sq M

DB
DAVID BROWN



COMMERCIAL



Location

Northedge is strategically located on Alfreton Road very close to the A38 and A61 trunk roads north of Derby city centre.

The A38 provides a direct northbound link to the A610 and M1 North at Junction 28; and a southbound connection to the A50 trunk road and the West Midlands.

The A61 connects the A52 dual carriageway link to the M1 South at Junction 25 and Nottingham.

The area is an established location for industrial and trade-counter occupiers north of Derby.

Description

The unit comprises a steel-portal framed industrial warehouse of block and brick lower elevations and a Kingspan clad upper elevations beneath a pitched steel roof.

The unit provides Grade A, open-plan, 6.0 metre-eave warehousing with a high spec office, kitchenette and WC within the unit.

The unit has concrete floors, insulated steel roof and double skin Perspex roof lights.

The unit has a generous provision of newly surfaced tarmacadam car parking for 8 cars to the front of the unit.

Loading is via a tracked overhead loading whilst the development has good quality access suitable for maneuvering articulated lorries.

Accommodation

| | Sq Ft | Sq M |
|------------------|--------------|---------------|
| Warehouse | 3,550 | 329.79 |
| TOTAL GIA | 3,550 | 329.79 |

Tenure

Leasehold

Services

3-phase electricity, gas, water and drainage are connected to the property.

Planning

B2, Industrial and B8, General Storage.

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable subject to status.

Service Charge

A service charge is payable towards site maintenance and repair of all common external areas and roads.

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.

EPC

A(13) valid until February 2029.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£33,750 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Ash Elliott for further information.

Ash Elliott

01332 200 232

aelliott@davidbrownproperty.com

