



NorthLink

DERBY, DE21 4AP

///INDEED.AWARE.DRAGON

To Let

A prime roadside destination for
EV charging, drive-thru and retail

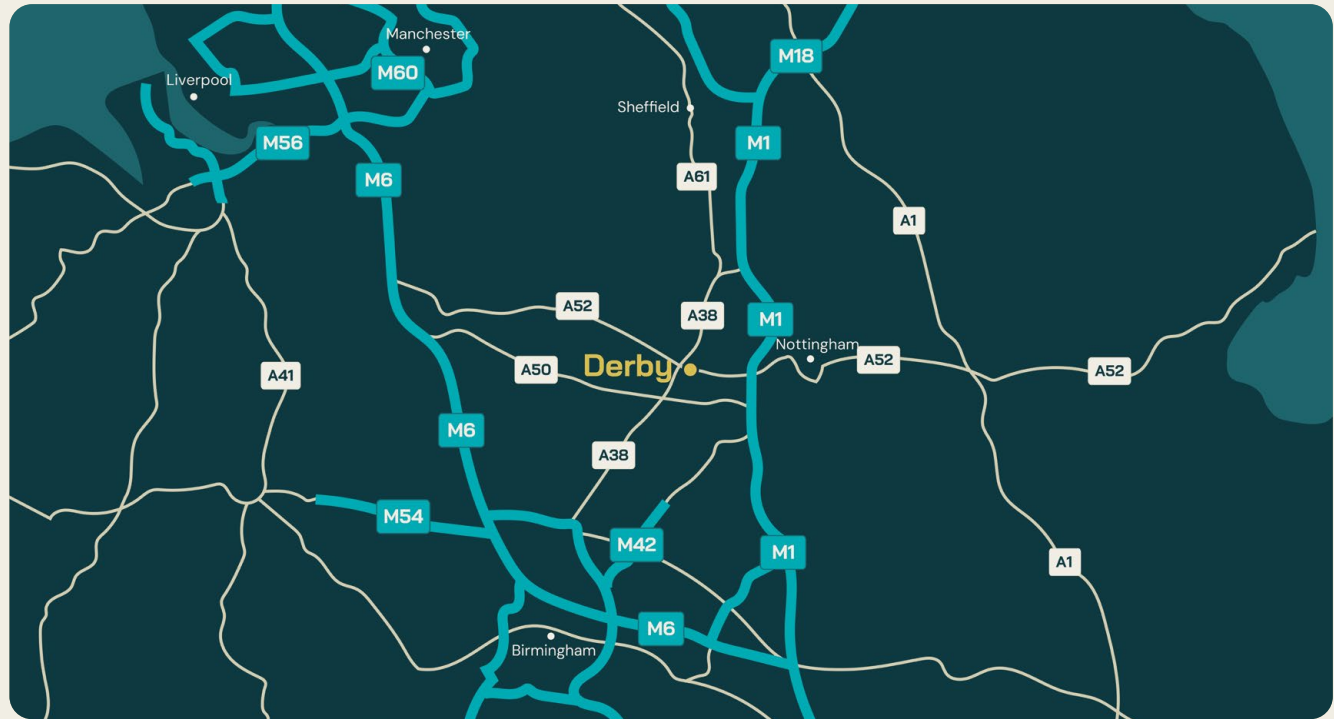
1,130 – 4,370 Sq Ft | 104.9 – 405.9 Sq M

Situated on the A61 and A38 trunk roads with
traffic flows in excess of **40,000 vehicles per day**



Location

NorthLink comprises a new roadside trade counter / retail development in Derby North. The development will provide retail, Drivethru and EV opportunities to the market.



CONNECTIVITY

Derby is a city in the East Midlands with a population in the order of 260,000 persons. Nearby commercial centres include Nottingham some 15 miles east and Birmingham some 40 miles south east.

Road communications are excellent the city lies upon the A52, A38, A61 and A50 trunk roads. The A52 provides a connection to the M1 Motorway at Junction 25. The A38 provides a connection to Junction 28 of the M1 Motorway to the north. The A50 links to the M1 Motorway at Junction 24 to the east and the Junction 15 of the M6 to the west.

Destination	Journey time (car)
Derby City Centre	9 minutes
East Midlands Airport	22 minutes
Nottingham	30 minutes
Leicester	50 minutes
Stoke	45 minutes
Birmingham	1 hour

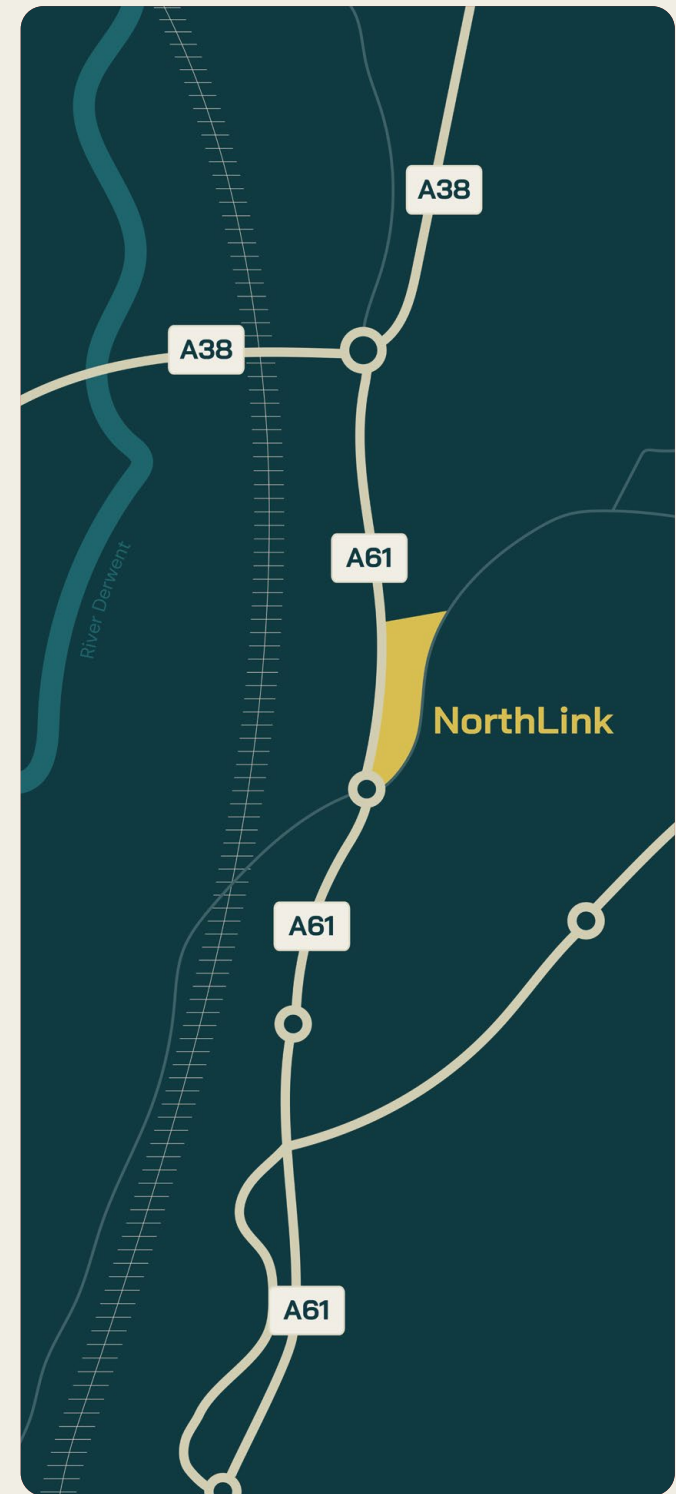


Derby City Centre



BRANDS NEARBY

	1 minute		3 minutes
	1 minute		3 minutes
	2 minutes		4 minutes
	2 minutes		4 minutes
	3 minutes		5 minutes
	3 minutes		6 minutes
	3 minutes		



Essential Information

Tenure

Leasehold.

Rent

On Application.

Services

All mains services are available.

Planning

Use Class E / Trade Counter.
The development is subject to planning.

VAT

VAT is applicable.

Business Rates

The units will be assessed for rates once complete.

Service Charge

A service charge is payable for the repair and maintenance of the common areas serving the North Link scheme.

Lease Terms

The units are available to pre-let subject to planning and practical completion for a minimum term of 10 years, subject to upwards only rent reviews where appropriate.

Insurance

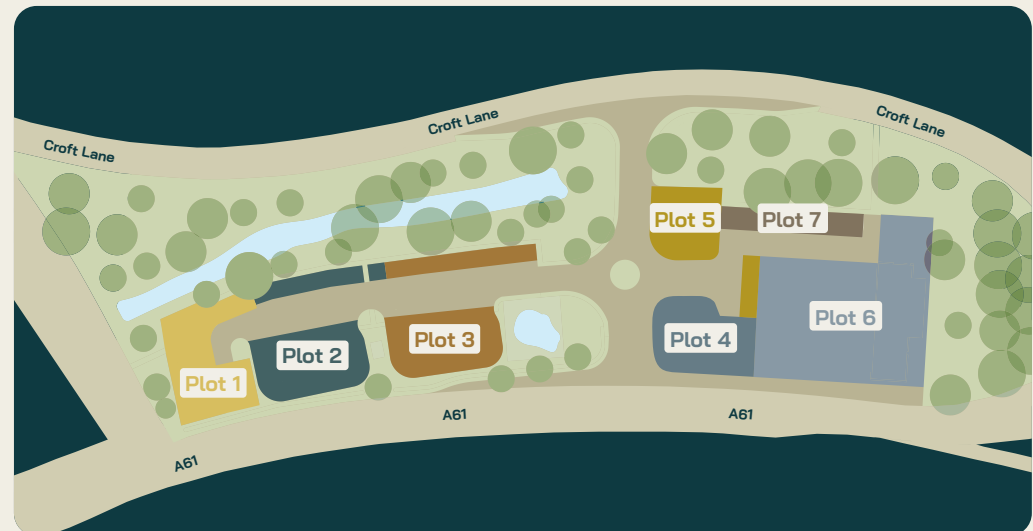
The landlord will insure the building and the tenant will reimburse the cost of the premium.

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.



Measurements	ACRES	SQ FT	SQ M	EV CHARGING / PARKING
Plot 1 (Retail)	0.16	1,130	104.9	10
Plot 2 (Drive-thru)	0.22	1,948	180.9	20
Plot 3 (Drive-thru)	0.22	1,948	180.9	23
Plot 4 (Retail)	0.13	1,130	104.9	9
Plot 5 (Retail)	0.12	1,130	104.9	7
Plot 6 (Convenience store)	0.49	4,370	405.9	36
Plot 7 (Covered EV charging)	0.06	-	-	12





Viewing is strictly by prior appointment only please contact Michael Green on 01332 200 232 or mgreen@davidbrownproperty.com



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