



## Unit 35 Chequers Lane, Chequers Industrial Estate, Derby, DE21 6AW

Modern Industrial Unit

Good Car Parking Allocation

Secure Site

2,382 sq. ft. / 220 sqm.

**TO LET**  
**£16,000 PAX**

# Unit 35 Chequers Lane, Chequers Industrial Estate, Derby, DE21 6AW

## LOCATION

The property is situated in a gated compound, located off Chequers Lane and affords easy access to Pentagon Island via Nottingham Road and is situated approximately one mile to the east of Derby City Centre. Pentagon Island, in turn, provides access to the A52 dual carriageway and Junction 25 of the M1 Motorway, Sir Frank Whittle Way (A61) leads to the A38 Dual Carriageway to the North.

## DESCRIPTION

The unit comprises a mid-terraced, modern Industrial property of steel portal frame construction with an eaves height of approximately 6m. The unit is of steel portal framed construction with cavity concrete block and brick infill on the front elevation, to a height of 2.1m with plastic coated, horizontal cladding to the upper walls, under a pitched mild steel sheet clad roof, incorporating 10% translucent roof lights. The unit benefits from powder coated aluminium double glazed window, personnel and roller shutter door.

Externally, the unit provides parking for approximately six/seven vehicles and access is obtained through a gated steel, palisade fence.

## ACCOMMODATION

The accommodation arrangements are as follows: -

Gross Internal Area      2,382 sq. ft.      220 sqm.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property.

## BUSINESS RATES

| Description            | Rateable Value |
|------------------------|----------------|
| Warehouse and Premises | £11,500        |

Please note, under the small business rates relief, units with a rateable value of £12,000 or under will be exempt from business rates. Please ask the Agent for further details.

## TENURE

The premises are available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated.

## RENT

Rental offers in the region of £16,000 (sixteen thousand pounds) per annum exclusive (pax).

## LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with the lease.

## VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – 87      EPC Band – D

A copy of the certificate is available on request.

## VIEWING

Strictly by prior arrangement with the Sole Agents:-  
Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Mob: 07501 525352

Email: [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT

