



## Unit 32 Perkins Yard, Mansfield Road, Derby, DE21 4AW

Lock-Up Store/Office, situated within a popular industrial estate located close to the A61/A52 and Derby City Centre.

Extending to 342 sq. ft. / 31.78 sqm.

Shared yard.

## TO LET £260 pcm, plus VAT

# Unit 32 Perkins Yard, Mansfield Road, Derby, DE21 4AW

## LOCATION

Perkins Yard is located approximately 1 mile north east of Derby City Centre, within close proximity to the A61/A38 which in turn leads to Junction 28 of the M1 and the A52 which leads to Junction 25 of the M1. It is an established industrial location opposite the Beaufort Court Industrial Estate, close to the Meteor Retail Park with occupiers including Morrisons, Staples, MFI, Pets at Home, American Golf and Aldi. Other nearby occupiers include a number of car dealerships such as BMW, Nissan, Mini, Honda, Fiat and Renault.

## DESCRIPTION

The estate comprises approximately 30 units ranging in size from 342 sq. ft. to 2,500 sq. ft., the majority of which benefit from loading doors/roller shutter doors.

There are three entrances to the estate where there are 4 main buildings sub-divided into various sized units. There are approximately 90 car parking spaces to the front and rear of the estate.

Unit 32                      342 sq. ft.                      31.78 sqm.  
Comprising Lock-Up Store/Office, and WC with wash hand basin, and shared yard.

## BUSINESS RATES

Warehouse and Premises                      Rateable Value £3,150

Please note, under the small business rates relief, units with a rateable value of £12,000 or under will be exempt from business rates. The agents can advise.

## PLANNING

The premises have permitted consent for use classes B1, B2 & B8, as defined by the Town and Country Planning (Use Classes) Order 1987.

Interested parties requiring change of use should contact the planning department for the local authority on 01332 640795.

## TENURE

The units are available on new flexible full repairing and insuring leases, incorporating the provision for upwards only rent reviews at regular intervals.

## RENT

Unit 32 is available at a rent of £260 per calendar month, to include the service charge, water, and insurance.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with this transaction.

## VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATES

EPC's have been requested for qualifying units and will be available on request.

## VIEWING

Strictly by prior arrangement with the Sole Agent: -

Gadsby Nichols

Tel: 01332 290390

Mob: 07501 525352

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

## SUBJECT TO CONTRACT

