



Unit 2a Napoleon Business Park, Wetherby Road, Derby, DE24 8HL

A light industrial unit situated on the popular Osmaston Park Industrial Estate, extending to 1,000 sq. ft./92.9.sqm. plus first-floor offices/storage of approximately 250 sq. ft./23.2 sqm., set within a secure site.

Five car-parking spaces.

Asking rent of £9,750
(nine thousand, seven hundred and fifty pounds) per annum exclusive (pax).

TO LET

Unit 2a Napoleon Business Park, Wetherby Road, Derby, DE24 8HL

LOCATION

The property forms part of a terrace of light industrial units, situated on Napoleon Business Park which is to the southern side of Wetherby Road, close to its junction with Gosforth Road. Wetherby Road forms part of the Osmaston Park Industrial Estate, a popular trading location, approximately two-miles to the south-east of Derby city centre and affords ease of access to Pride Park and the A52 dual-carriageway to the north. To the South is the Derby outer ring-road and onwards to the A50 dual-carriageway.

DESCRIPTION

The unit is of steel portal framed construction with brick blockwork to the lower elevations surmounted by profile steel cladding to the upper elevations. The unit has an eaves height of approximately 11'8"/3.6 metres with 10% translucent roof lights, WC facility and manual roller shutter door. Externally there is a communal yard with five allocated car parking spaces, complete with secure palisade fencing.

ACCOMMODATION

The accommodation comprises well specified ground-floor office/reception area with WC and kitchen area, together with two offices to the first-floor, with useful landing/storage area. The accommodation provides an approximate GIA of 1,250 sq. ft./116.1 sqm.

SERVICES

It is understood that mains electricity, water and drainage are connected to the property. Please note, the agents have not carried out tests on the services and, as such, no warranties are implied or given.

BUSINESS RATES

We understand from our enquiries of the Valuation Office Agency (VOA) website, that the property is assessed for non-domestic rating purposes, as follows: -

Warehouse and Premises RV £5,800

Please note, subject to satisfying certain criteria, the ingoing tenants are likely to benefit from Small Business Rates Relief. Please enquire for further details.

LEASE TERMS

The unit is available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £9,750 (nine thousand, seven hundred and fifty pounds) per annum exclusive (pax), subject to a three-yearly upward only rent review pattern.

SERVICE CHARGE

There will be a provision in the lease for a service charge, to cover the maintenance and upkeep of the communal areas.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been requested and can be made available upon request from the agents, once completed.

LEGAL COSTS

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

VIEWING

Strictly by prior arrangements with the Sole Agents: -

Gadsby Nichols
21 Iron Gate, Derby, DE1 3GP
Tel: 01332 290390 / 07501 525352
Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

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

SUBJECT TO CONTRACT



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