GADSBY NICHOLS



Unit 3 Parker Centre, Mansfield Road, Derby, DE21 4SZ

Substantial Warehouse with 10m to eaves, and extensive Offices planned over two floors, providing a total GIA of 11,540 sq. ft. / 1,072 sqm. or thereabouts.

Located within a popular trading location within the Parker Centre, off Mansfield Road.

Available on a new Lease at a competitive rent of £50,000 (fifty thousand pounds) pax, which equates to only £4.33 psf.

TO LET

Gadsby Nichols 21 Iron Gate Derby DE1 3GP Residential 01332 296 396 enquiries@gadsbynichols.co.uk Commercial 01332 290 390 commercial@gadsbynichols.co.uk

LOCATION

The property is situated within the Parker Centre, off Mansfield Road, approximately one-mile north-east of Derby city centre. The area is an established trading location, and benefits from excellent road communications with ease off access to Sir Frank Whittle Road, which forms part of the A61, and then in turn to the A38 and A52 at Pentagon, and onwards to the M1 and national motorway network.

DESCRIPTION

The property is of steel-framed construction, with cavity concrete block and brick infills to the gable ends, with profile mild-steel sheet cladding to the upper walls and roof, which is pitched and incorporates 20% translucent roof lights. The warehouse has the benefit of a sealed concrete floor, roller-shutter service access door to the front elevation, and an eaves height of approximately 10m with high-bay lighting. The unit also benefits from high office content, with offices at both ground and first-floor levels. The offices have the benefit of category-II lighting, suspended ceilings, central heating, and secondary airconditioning system to the first floor. Externally, there is a tarmacadam-surfaced loading bay, together with parking area to the front.

ACCOMMODATION/FLOOR AREAS

Ground Floor Reception, Offices and Amenity 2,050 sq. ft. 190.45 sqm.

Warehouse 7,140 sq. ft.

First Floor

Offices 2,350 sq. ft. 218.32 sqm.

663 sqm.

TOTAL GIA 11,550 sq. ft. 1,072 sqm.

PLANNING

We understand that the property has planning for B1, B2 and B8 uses, as defined by the Town and Country Planning (Use Classes) Order 1987.

SERVICES

It is understood that mains gas, electricity, water and drainage are connected.

BUSINESS RATES

Workshop and Premises RV £48,500

TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) lease for a term to be negotiated, at an initial rent of £50,000 (fifty thousand pounds) per annum exclusive (pax).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has en EPC rating of E106. A copy of the certificate is available on request.

LEGAL CSOTS

Each party to be responsible for their own legal costs in connection with this transaction.

VALUE ADDED TAX (VAT)

VAT is payable on the rent.

VIEWINGS

Strictly by prior appointment with the sole agents: -

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

SUBJECT TO CONTRACT



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to here in (whether in text, plans or photographs) is given in good faith but should not be relied upon as being as a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be the photographs appearing in these particulars shall be deemed to be the photographs appearing in these particulars shall be deemed to be the photographs. In the protect y at the time when the photographs were taken. Certain aspects may have changed when the photographs sor distances referred to here in a spouse statement that any propress only. 6. Where there is reference in the particulars show only the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. In the areas, measurements or distances referred to here in a spectar and given for guidance purposes only. 6. Where there is reference in the particulars is distances reference to a sproving and given and given for consents have been obtained and the property use made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and the provide of the soft of Stationary Office Crown Copyright. A Any information provided on terure, vacancies or tenances is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility.