



## 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

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

## 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 air-conditioning system to the first floor. Externally, there is a tarmac-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. 663 sqm.

First Floor

Offices  
2,350 sq. ft. 218.32 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 an EPC rating of E106. A copy of the certificate is available on request.

## LEGAL COSTS

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](mailto:andrewnichols@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT

