



Unit 16 Perkins Yard, Mansfield Road, Derby, DE21 4AW

Industrial Estate located close to A61/A52 and Derby City Centre

1,420 sq. ft. industrial unit with offices

Secure unit with a small compound

Generous on-site parking

TO LET £8,000

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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 500sq.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 subdivided into various sized units. There are approximately 80 car parking spaces to the front and rear of the estate.

Unit 16 is a well-situated unit extending to approximately 1,420 sq. ft. incorporating office, store, WC and workshop space. The workshop is accessed via a roller shutter door and also benefits from a small lockable yard.

BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, Unit 16 has the following rating assessment: -

Warehouse and Premises	2016	RV £6,600
	Est. 2017	RV £6,700

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.

SERVICE CHARGE

The service charge covers the general maintenance of the estate and on-site tenant liaison. This figure is currently 60p per sq. ft. per annum, but subject to change.

Buildings Insurance is recharged separately.

LEGAL COSTS

The incoming Tenant to be responsible for the Landlords legal costs incurred in connection with this transaction, estimated to be £250 plus VAT.

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

SUBJECT TO CONTRACT



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