

**CROMA**

[www.CromaLtd.com](http://www.CromaLtd.com)

# To Let

## First Floor Modern Office Suite 5,100 sq.ft with 7,945 sq.ft Unit

Unit Suitable for Industrial, Warehouse, Distribution,  
Showroom, Trade-Counter, Retail, Community Center



### Unit A MCP House, Parcel Terrace, Derby, DE1 1LY

**13,045 sq.ft**

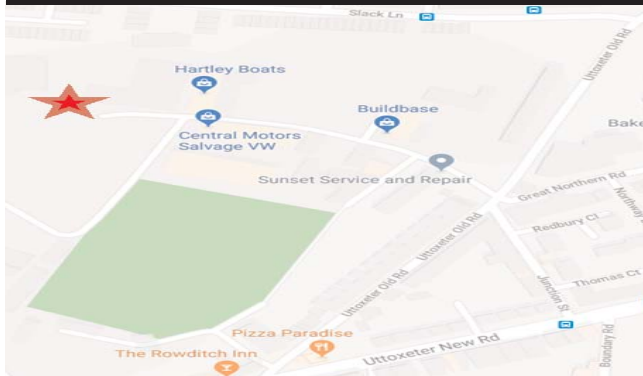
**Rent £62,000 per annum**

- Large covered loading bay with Drive-in 5m electric roller shutter loading
- Suitable for a variety of occupiers
- Available immediately
- Good access to Ring Roads & Motorway
- Good location, 1 mile from Derby City Centre
- Large car park with gated perimeter fence

## LOCATION; SAT NAV: DE1 1LY

Situated 1 mile from Derby City Centre, off A516 Uttoxeter New Road, which is a main route leading to the Inner & Outer Ring Roads. The M1/J25 is 7 miles east, accessed via A52. The A38 is 1.6 miles west. Derby train Station, is 1.6 miles, and is serviced by Cross Country trains, East Midlands trains & Northern rail. Buses are available on Uttoxeter New Road.

## THE PROPERTY



**SAT NAV: DE1 1LY**

### The First Floor Offices benefit from

- Quality modern offices
- Several single, double & open plan offices
- Male and female toilets
- Separate disabled WC
- Shower
- Fitted Kitchen with Canteen
- 3.1 Meter ceiling height
- Double glazed with Good natural light
- Gas central heating
- Carpeted and painted throughout
- Suspended ceilings, CAT 2 lighting throughout

### The Ground Floor Unit benefits from

- Gas fired blower heating
- Good natural light
- Large double glazed windows
- Electric Security window shutters
- Ceiling height 4 Meters
- Large covered loading bay, with Drive-in 5m electric roller shutter loading
- Single & 3 phase power,
- Solid level concrete floor
- Fitted kitchen
- Toilets & disabled WC

### Large on-site car park with perimeter fence

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## ACCOMMODATION

**SQ Feet**  
Approx

First floor Offices

5,100

Ground floor Unit

7,945

**TOTAL**

**13,045**

## RATING ASSESSMENT

The unit formed part of a larger complex and will need reassessing upon occupation.

## LEGAL COSTS

Each party, responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C. Cert 9484-3001-0229-0000-2895.



## TERMS

A new lease for a period of years to be agreed. At an initial rent of £62,000 per year exclusive. There is a service charge of 3% of the rent in respect of common areas.

## VAT

VAT will be charged at the prevailing rate.

## POSSESSION

Upon completion of the legal formalities.

## VIEWING

Strictly by appointment through, **Croma Ltd**, 511 Uppingham Road, Leicester, LE5 6QB

**Contact:** Bill Singh

Mobile 07 803 28 44 26

Office 01 455 33 20 20

Email bill@cromaltd.com

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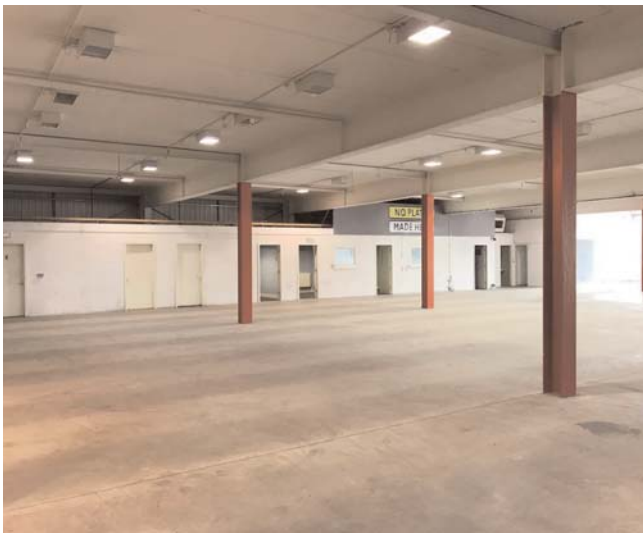


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