

# To Let

## First floor, clear modern space, 6,880 sq.ft with large new lift, 2,000 kg

Suitable for gym / dance studio, workshop, call centre, community / church, warehouse, distribution, etc.



### Unit 7 - MCP House, Parcel Terrace, Derby, DE1 1LY

6,880 sq.ft

Rent £25,800 per annum

- Suitable for a variety of occupiers
- Immediately available
- Single level, solid concrete floor
- Good location, 1 mile from Derby city centre
- Attractive modern premises
- Large car park with gated perimeter fence
- Large modern goods lift, 2,000kg / 26 person

**LOCATION; SAT NAV: DE1 1LY**

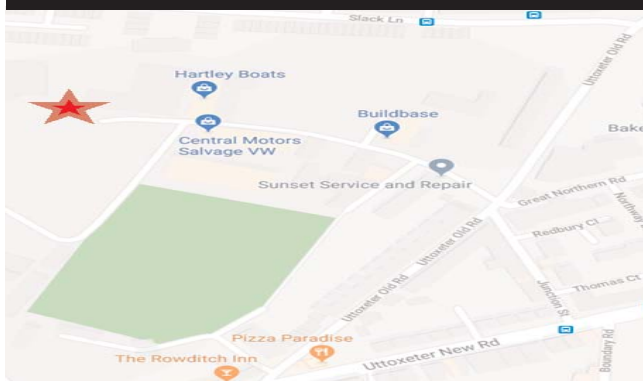
Situated 1 mile from Derby city centre, off A516 Uttoxeter New Road, which is a main route leading to the inner & outer ring roads.

The M1/J25 is 7 miles east, accessed via A52.

The A38 is 1.6 miles west.

Derby train Station, is 1.6 miles, serviced by Cross Country trains, East Midlands trains & Northern rail.

Buses are available on Uttoxeter New Road.

**THE PROPERTY**

**SAT NAV: DE1 1LY**

**The unit benefits from**

Full height electric roller shutter loading

Single level, solid concrete floor

Immediately available

Good access to ring roads & motorway

Male & female toilets

Offices & large fitted kitchen

3.1 meter ceiling height

Single & 3 phase power

Full height electric roller shutter loading

Covered loading bay

Large car park with gated perimeter fence

Offices carpeted and painted throughout

Suspended ceiling with CAT 2 lighting

Good location, 1 mile from Derby city centre

Attractive modern premise

Suitable for a variety of occupiers

Large new lift, 2,000kg. Goods / 26 person

**ACCOMMODATION**

**SQ Feet**  
Approx

Unit

6,280

Offices & Amenity

600

**TOTAL**

**6,880**

**RATING ASSESSMENT**

The building is assessed as a whole, the proportion payable is £1.20 per foot, per year.

**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 £25,800 per year exclusive. There is a 3% service charge for maintenance & upkeep 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

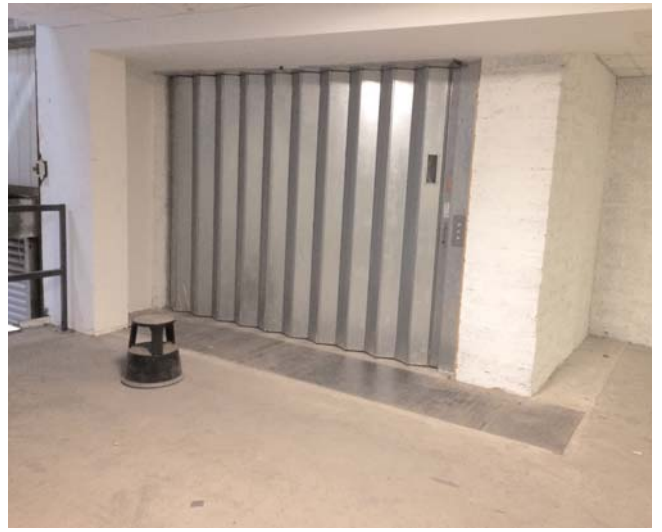
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