GADSBY NICHOLS



Perkins Yard, Mansfield Road, Derby, DE21 4AW

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

Units from 1,200sq.ft upwards

Flexible Terms

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

Perkins Yard, Mansfield Road, Derby, DE21 4AW

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 2,500sq.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 90 car parking spaces to the front and rear of the estate.

BUSINESS RATES

As shown on the availability schedule below. Please note, under the small business rates relief, units with a rateable value of $\pounds 6,000$ or under will be exempt from business rates. Discount is available for units with a rateable value between $\pounds 6,000$ and $\pounds 12,000$. The agent can advise.

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.

Buildings Insurance is recharged separately.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with this transaction.

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

AVAILABILITY SCHEDULE

UNIT	SIZE SQ.FT	SIZE SQ.M	RENT PAX	RATEABLE VALUE
12	1,248	115.9	£5,200	£5,000
21	1,420	131.9	£8,000	£5,900

Dependent upon the current availability there is the potential to combine the units. Agents will advise.

Property Misdescriptions Act 1991 and Misrepresentation Clause; Gadsby Nichles 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 herein (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 a statement the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars shall be deemed to be a statement the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in 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 herein are approximate and given for guidance or purposes only. 6. Where there is reference is neferined to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lesseer. 7. These particulars show to perform the set of upont the set or lessee. 7. These areas assumed to show the property may with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenuer, vacancies or tenancies 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