

CROMA

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To Let

Ground floor - modern showroom / retail

Suitable for gym, dance studio, workshop, call centre, community / banqueting hall, church, warehouse, etc



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

7,945 sq.ft

Rent £41,710 per annum

- Suitable for a variety of occupiers
- Good location, 1 mile from Derby city centre
- Attractive modern premises
- Good access to ring roads & motorway
- Large car park with gated perimeter fence
- Several single and double offices
- Kitchen, toilets & disabled WC

LOCATION; SAT NAV: DE1 1LY

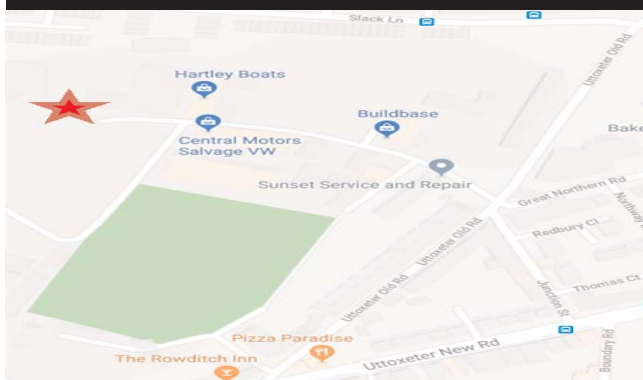
Situated 1 mile from Derby city centre, off A516 Uttoxeter New Road, which is a main route leading to the inner & outer ring roads.

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

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Attractive modern premises

Good access to ring roads & motorway

Large car park with gated perimeter fence

Several single and double offices

Kitchen, toilets & disabled WC

The 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

Single & 3 phase power

Drive-in electric roller shutter loading

Single level, solid concrete floor

The offices benefit from

CAT 2 lighting

Fitted kitchen

Double glazed

Carpeted & painted throughout

Toilets & disabled WC

ACCOMMODATION

SQ Feet
Approx

Showroom

7,085

Offices & Amenity

860

TOTAL

7,945

RATING ASSESSMENT

The building is assessed as a whole, the proportion payable is £1.30 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 £41,710 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

Mobile 07 803 28 44 26

Email bill@cromaltd.com

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