



Unit 4 Napoleon Business Park, Wetherby Road, Derby, DE24 8HL

A light industrial unit situated on the popular Osmaston Park Industrial Estate, extending to 1,000 sq. ft./92.9.sqm. plus first-floor offices/storage of 320 sq. ft./29.7 sqm., set within a secure site.

Generous Car-parking Allocation.

Available by way of a new full repairing & insuring (FR&I) Lease, at an initial rent of £9,000 (nine thousand pounds) per annum exclusive (pax).

TO LET

Unit 4 Napoleon Business Park, Wetherby Road, Derby, DE24 8HL

LOCATION

The property forms part of a terrace of light industrial units, situated in Napoleon Business Park which is to the southern side of Wetherby Road close to its junction with Gosforth Road. Wetherby Road forms part of the Osmaston Park Industrial Estate, a popular trading location, approximately two miles to the south-east of Derby City Centre and affords ease of access to the A52 dual carriageway to the north. To the South is the Derby outer ring road and onwards to the A50 dual carriageway to the North. To the South is the Derby outer ring road and onwards to the A50 dual carriageway to the North. To the South is the Derby outer ring road and onwards to the A50 dual carriageway to the North.

DESCRIPTION

The unit is of steel portal framed construction with brick cladding to the lower elevations surmounted by profile steel cladding to the upper elevations. The unit has an eaves height of approximately 11'8" / 3.6 metres with 10% translucent roof lights. W/C facility and manual roller shutter door. Externally there is a communal yard with five allocated car parking spaces, complete with secure railade fencing.

ACCOMMODATION

The accommodation comprises well specified offices, together with kitchen and WC facilities, and have been calculated on a gross internal area (GIA) basis, and is as follows:-

G/F Office One	8'6" x 6'2"	2.62m x 1.9m
G/F Office Two	14'1" x 12'8"	4.3m x 3.9m
F/F Office One	6'6" x 14'1"	2m x 4.3m
F/F Office Two	8'5" x 5'6"	2.58m x 1.7m
Mezzanine Store	14'1" x 12'8"	4.3m x 3.9m

It is understood that mains electricity, water and drainage are connected to the property. Please note, the agents have not carried out tests on the services and, as such, no warranties are implied or given.

SERVICES

Business rates that mains electricity, water and drainage are connected to the property. Please note, the agents have not carried out tests on the services and, as such, no warranties are implied or given.

BUSINESS RATES

We understand from our enquiries of the Valuation Office Agency (VOA) website that the property is assessed for non-domestic rating purposes as follows:-

Warehouse and Premises RV £5,900

SERVICE CHARGE

Please note, subject to satisfying certain criteria, the incoming tenants are likely to benefit from Small Business Rates Relief.

LEASE TERMS

The unit is available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £9,000 (nine thousand pounds) per annum

exclusive (pax), subject to a three-yearly upward only rent review pattern.

SERVICE CHARGE

All prices quoted and negotiated are exclusive of VAT. There will be a provision in the lease for a service charge, to cover the maintenance and upkeep of the communal areas.

An Energy Performance Certificate has been requested and will be made available when to hand.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with this transaction.

An EPC has been requested and can be made available upon request from the agents, once completed.

VIEWING

Strictly by prior arrangements with the Sole Agents:-

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with this transaction.

Gadsby Nichols
21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Fax: 01332 340726

Strictly by prior arrangements with the Sole Agents:-
Email: commercial@gadbsynichols.co.uk

Ref: GOC0679

Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Subject to Contract
Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadbsynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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