



Unit 3, Coleman's Yard, Alfreton Road, Derby, DE21 4AF

Light Industrial Unit.

Superbly situated for transport links.

Generous eaves of 5.7m.

GIA of 1,061 sq. ft./98.6 sqm.

TO LET
£9,000 PAX

Unit 3, Coleman's Yard, Alfreton Road, Derby, DE21 4AF

LOCATION

The unit is superbly situated on Alfreton Road ideally located for ease of access onto Sir Frank Whittle Way leading to either the A38 or the A52. Derby City Centre is approximately one mile to the south.

DESCRIPTION

The property is a modern industrial unit with brick elevations under a profile pitched roof. To the ground floor there is a workshop accessed via a 3.2-metre-wide sliding door with a generous height of 5.7 m to eaves in the main workshop. There is an additional office and WC to the ground floor. The unit is lit with fluorescent strip lighting. There is parking outside for 4 cars in the secured tarmac surfaced yard

ACCOMMODATION

The specific accommodation arrangements are as follows;

Ground Floor Workshop (inc. WC and Office)	1,061 sq. ft.	98.6 sqm.
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SERVICES

We understand mains electricity, water and drainage are connected to the property.

PLANNING

We understand the premises has existing use consent of B1(c) (Light Industrial) as defined by the Town and Country (Use Classes) Order 1987.

BUSINESS RATES

Description	Rateable Value
Workshop and Premises	£5,900

TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be negotiated.

RENT

£9,000 (nine thousand pounds) per annum exclusive.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of common areas.

LEGAL COSTS

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

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating	TBC
EPC Band	TBC

VIEWING

By prior arrangement with the sole agent: -

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SUBJECT TO CONTRACT

