



Unit 4 Robinson Industrial Estate, Shaftesbury Street, Derby, DE23 8NL

A Lock-Up Light Industrial unit within a popular trading location,
extending to 737 sq. ft./68.5 sqm. or thereabouts.

Available on a new Lease at a Rent of £4,500 (four thousand, five hundred
pounds)
per annum exclusive (pax).

TO LET

Unit 4 Robinson Industrial Estate, Shaftesbury Street, Derby, DE23 8NL

LOCATION

Unit 4 is situated on the Robinson Industrial Estate, which has the benefit of two access points to Shaftesbury Street, close to its junction with Osmaston Road, and approximately one-mile south of Derby city centre. The area is an established and popular commercial trading location, and benefits from good communications with Osmaston Road forming part of the A514 providing a direct link to Derby's inner and outer ring road systems, and onwards to the A50, the M1/M6 link road.

DESCRIPTION

The property comprises a mid-terraced industrial unit, with roller shutter service access door and personnel entrance door, leading to open-plan workshop/warehouse space with WC. Externally there is a concrete-surfaced apron to the loading door, and two allocated car parking spaces.

ACCOMMODATION

The property has a gross internal area (GIA) of 737 sq. ft./68.5 sqm.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property.

BUSINESS RATES

We understand from our enquiries of the Valuation office Agency (VOA) website, that the property is assessed for non-domestic rating purposes with a rateable value (RV) as follows: -

Workshop and Premises	RV £3,050
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Please note that the property may potentially benefit from 'small business rates relief' and we would recommend that any interested parties make enquiries with Derby City Council.

PLANNING

We understand the premises have existing use consent for B1 Light Industrial and B8 Storage & Distribution uses, as defined by the Town and Country (Use Classes) Order 1987.

Please note that no further Motor Trade will be permitted on the estate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating	152
EPC Band	G

A copy of the certificate is available on request.

TENURE

The premises are available by way of a brand new full repairing and insuring (FR&I) Lease, for a minimum term of three years.

RENT

£4,500 (four thousand, five hundred pounds) pax.

LEGAL AND TENANCY APPLICATION COSTS

Interested parties would be liable to pay a non-refundable tenant application fee for undertaking references, in the sum of £200 plus VAT. In addition to this, the Landlord will seek a contribution of £450 plus VAT towards their legal costs.

VALUE ADDED TAX (VAT)

We understand that VAT will be payable on the Rent.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: mikewalmisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT

