



146 & 148 Abbey Street, Derby, Derbyshire, DE22 3SS

INDUSTRIAL/MANUFACTURING UNIT

TO LET (MAY SELL) - Well located Industrial/manufacturing accommodation with secure yard.

- ⊕ Offering approximately 12,826 sq. ft. / 1,192 sq. m of accommodation (GIA) within a site measuring 0.47 acres / 0.19 hectares.
- ⊕ Rent £85,000 per annum exclusive.
- ⊕ Located in a well established city centre location with easy access to Derby's inner ring road.
- ⊕ Rarely available industrial/manufacturing premises suitable for a variety of uses.



CONTACT

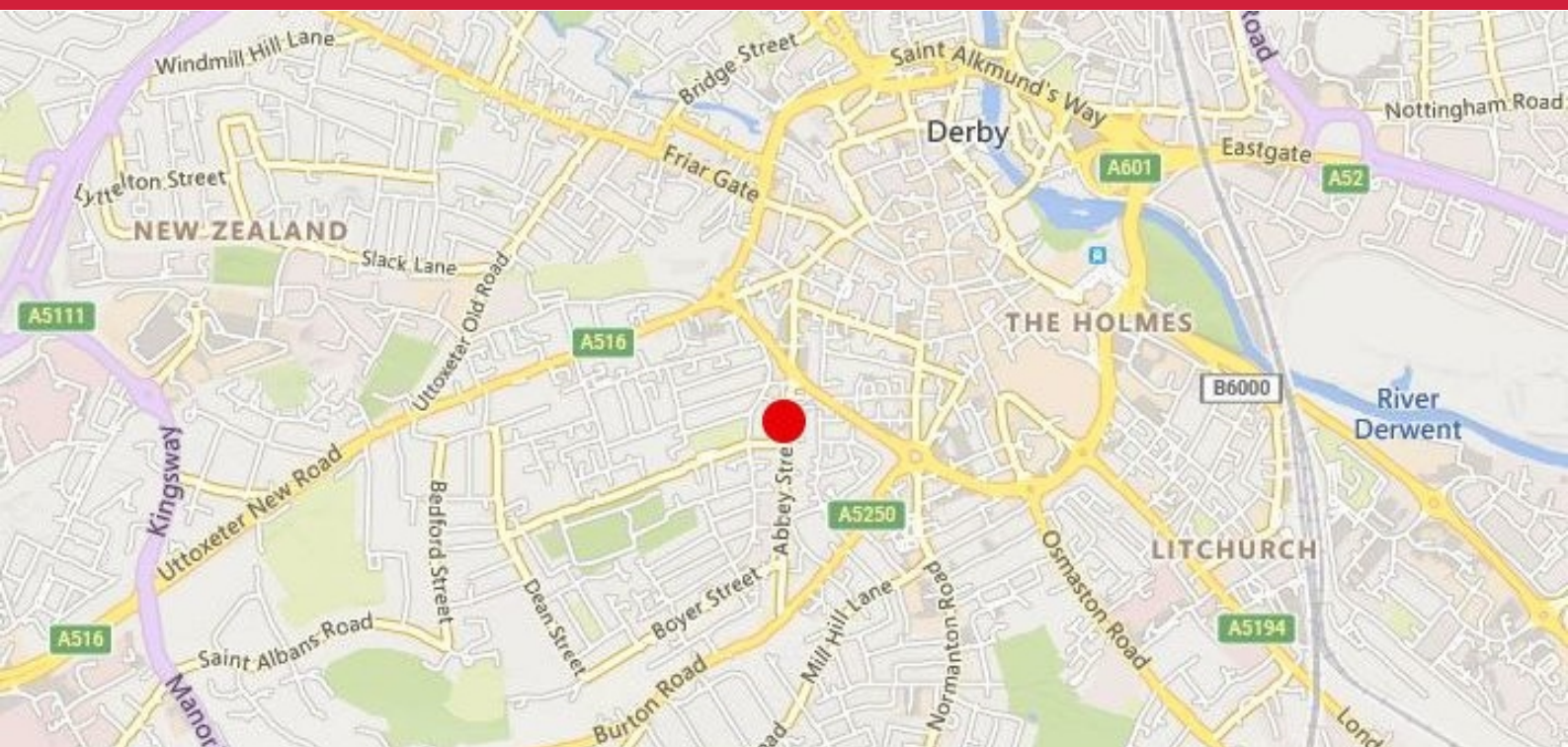
Cameron Godfrey
01332 292825
c.godfrey@bbandj.co.uk



CONTACT

Mark Richardson
01332 292825
m.richardson@bbandj.co.uk





Location

The property occupies a prominent position on Abbey Street, situated approximately 0.5 miles west of Derby City Centre, offering excellent connectivity to the city and surrounding region.

Abbey Street provides convenient access to the A52 and A38, both of which link directly to the M1 motorway, facilitating efficient travel to national transport networks.

Description

The property comprises two interconnecting industrial units, each offering distinct accommodation and functionality. Both units are of concrete frame construction with brick and block lower elevations beneath pitched asbestos roofs (with the asbestos encapsulated to the underside) incorporating translucent roof lights.

Unit 146 Abbey Street provides open industrial accommodation suitable for a range of uses. The space incorporates additional mezzanine storage and benefits from a single overhead track loading door (4.1m high x 4.3m wide), with a minimum eaves height of approximately 6.1m. All existing equipment and installations will be removed prior to occupation.

Unit 148 is primarily configured to accommodate office and ancillary functions alongside storage, incorporating a mezzanine level spanning the ground floor office areas with an adjoining steel portal frame extension providing supplementary storage/workshop space. The unit includes kitchen/WC facilities and benefits from a concrete floor, three-phase electricity, a large overhead track loading door to the front and a smaller roller shutter loading door to the side (measuring 3m high x 2m wide).

Externally, the property is secured by brick walls and features a tarmac yard with two access gates (one manual, one electronically operated) and parking provisions for up to 15 vehicles. The existing storage containers onsite will also be removed.

Accommodation

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th edition):

- Unit 146: 4,959 sq ft / 461 sq m.
- Unit 148: 7,867 sq ft / 731 sq m.

Total Gross Internal Area: 12,826 sq ft / 1,192 sq m.

Planning

We understand that the property benefits from planning consent for use class E, however may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services (with the exception of gas) are connected to the property.

Business Rates

The subject properties are listed on the Valuation Office website as having a rateable value of £25,000.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a terms of years to be agreed.

In addition, the owners may consider a sale of the property on a freehold basis with vacant possession.

Price

The property is available to rent at £85,000 per annum exclusive.

Offers for the freehold will potentially be considered.

Energy Performance

To be assessed.

VAT

It is our understanding that VAT is not applicable to the subject property.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.



CONTACT

Cameron Godfrey

01332 292825

c.godfrey@bbandj.co.uk

CONTACT

Mark Richardson

01332 292825

m.richardson@bbandj.co.uk

BB&J Commercial can confirm the following:

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.