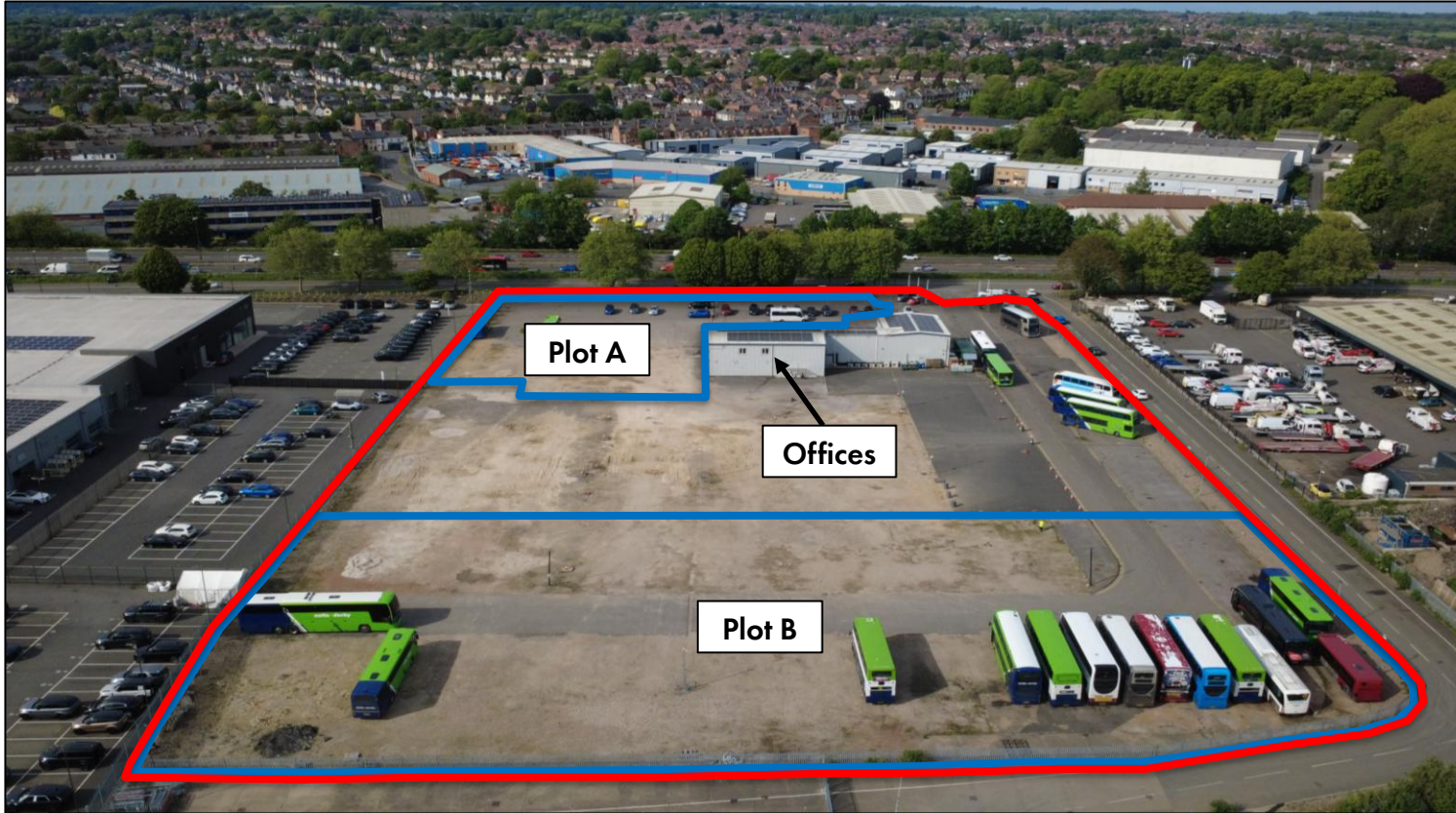


TO LET (MAY SPLIT)

Open Storage with Office Accommodation

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Offices and Open Storage,
Chequers Road, Derby DE21 6EP



Rent: £190,000 per annum exclusive

- Combined Site Area of 2.45 acres / 9,937.40m²
- Office NIA of 392.20m² / 4,222sq.ft.
- Fully fenced secure site.
- Suitable for open storage.
- Potential for showroom accommodation STP.
- Available immediately.



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Location

The property is situated on Chequers Road, offering excellent links to Derby City and the A52 dual carriageway, which connect Derby with the M1 at Junction 25 before passing onto the neighbouring city of Nottingham.

The location of the property also provides good road communications, with the A38 (M1 North & West Midlands) accessed via Sir Frank Whittle Road.

Description

The premises comprise a combination of two secure open storage plots with 2 storey office accommodation accessed off Chequers Road.

The office building provides ground and first floor accommodation with its own designated access, providing predominately open plan offices, with w/c and kitchen facilities at first floor level. Subject to minor alterations and the relevant planning permissions, the ground floor could be utilised as showroom space.

There are two parcels of land available on the site – Plot A and Plot B. Plot A fronts Chequers Road and is broadly 'L' shaped, comprising a tarmac surfaced area to the front and an area of hardstanding to the rear. The plot benefits from power, lighting and drainage.

Plot B is located to the rear of the site and is accessed via an estate road leading off Chequers Road, providing hardstanding storage land. The plot will also benefit from secure fencing, power, lighting and drainage.

Each plot can be separately accessed and demised, with Plot A benefitting from direct access to the office accommodation.

Accommodation

The property comprises:-

GF Offices 164.70m² / 1,773sq.ft.
FF Offices 227.50m² / 2,449sq.ft.

Total Net Internal Area 392.20m² / 4,222sq.ft.

Plot A 1.15 acres / 4,654.70m²
Plot B 1.30 acres / 5,282.70m²

Total Site Area: 2.45 acres / 0.99 hectares

Services

It is understood that mains electricity, water and drainage are connected to the property.

Rent

The property is available to rent at £190,000 per annum exclusive of rates and all other outgoings.

Consideration may also be given to splitting the site.

Leasehold Terms

The property is available to let by way of a new full repair and insuring lease, subject to 3 or 5 yearly upward only rent reviews where appropriate.



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Planning

We understand that the property is suitable for industrial and storage/distribution uses under Use Classes B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority, Derby City Council.

Business Rates

The premises is yet to be split for business rates purposes.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the registered assessor.

VAT

VAT is applicable on the transaction at the prevailing rate.

Legal

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser / Lessee.

Further Information / Viewings

Viewing is strictly via prior appointment with joint agents, Salloway:-

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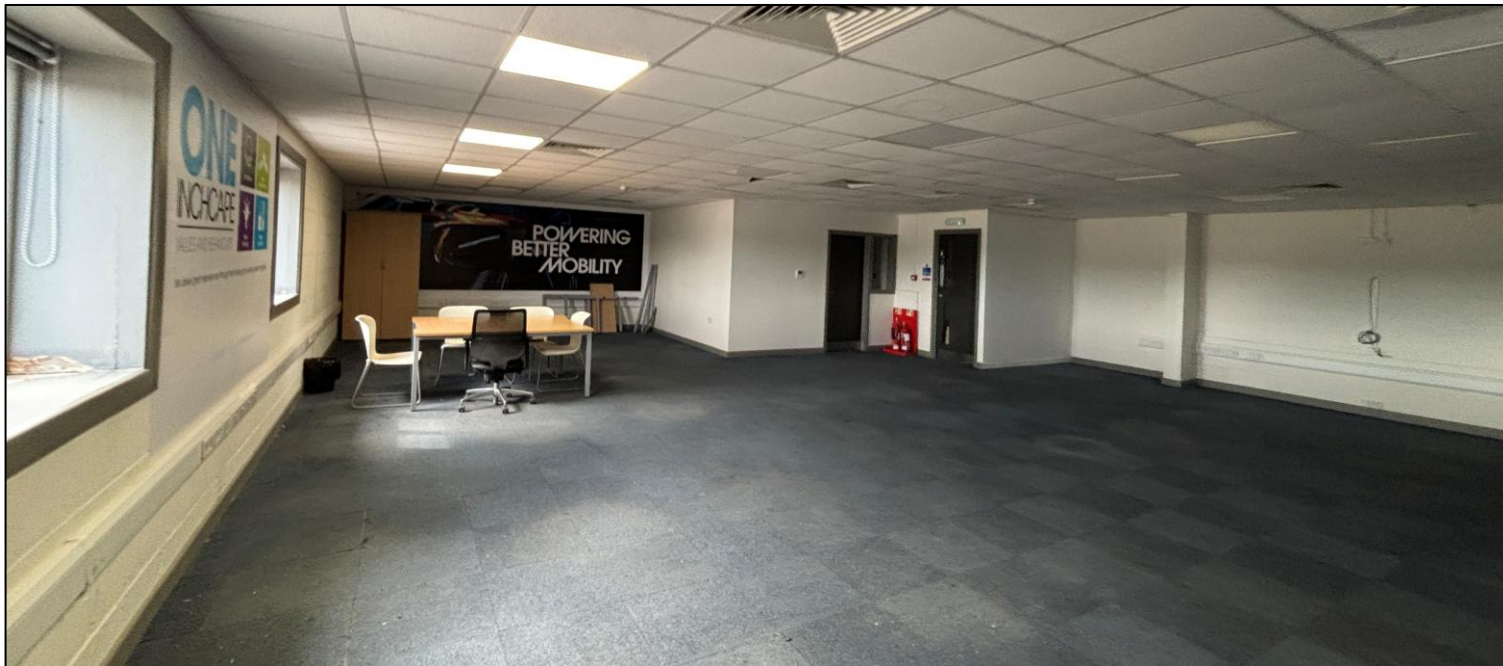
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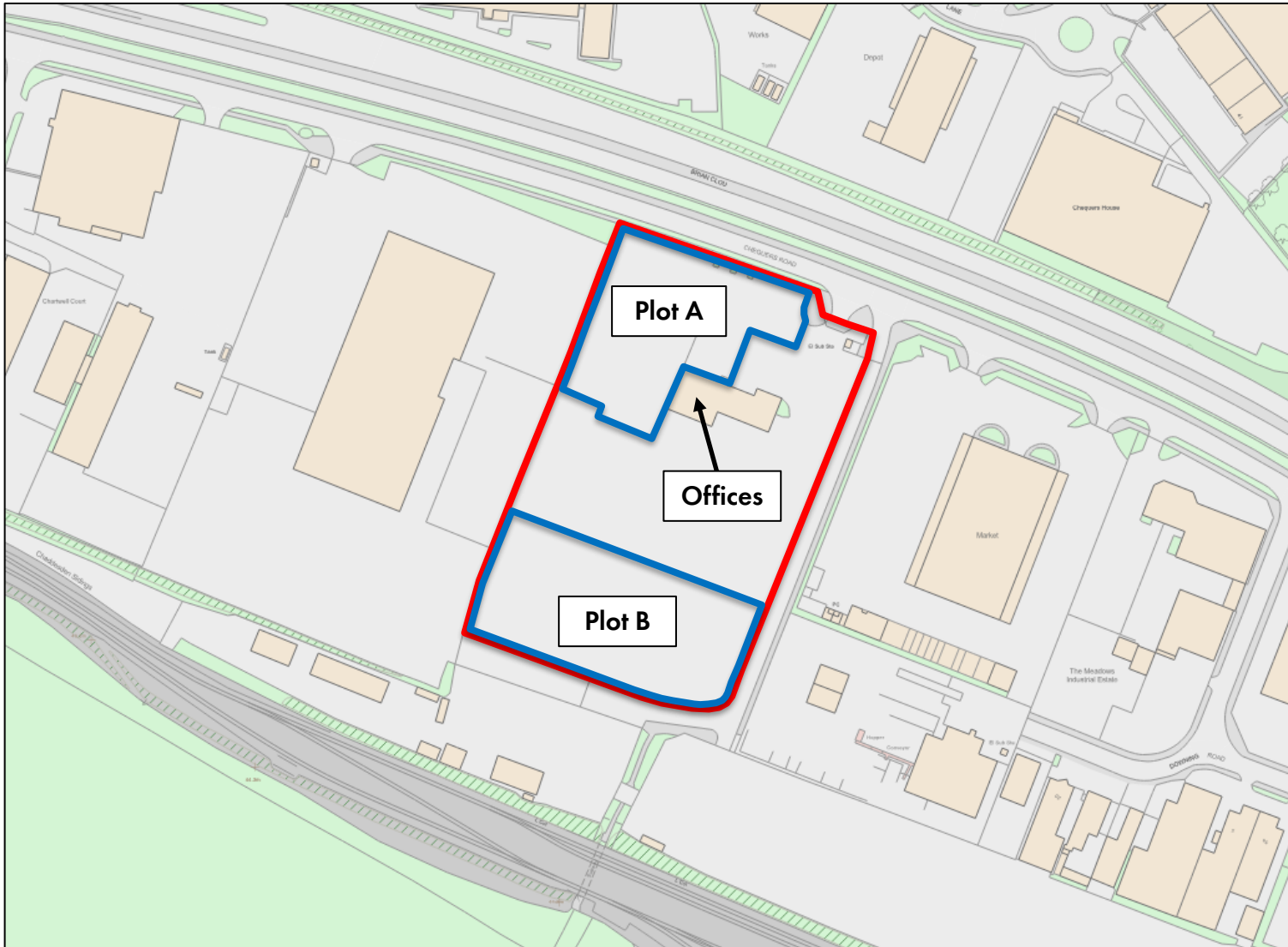
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Indicative Site Plan



SALLOWAY



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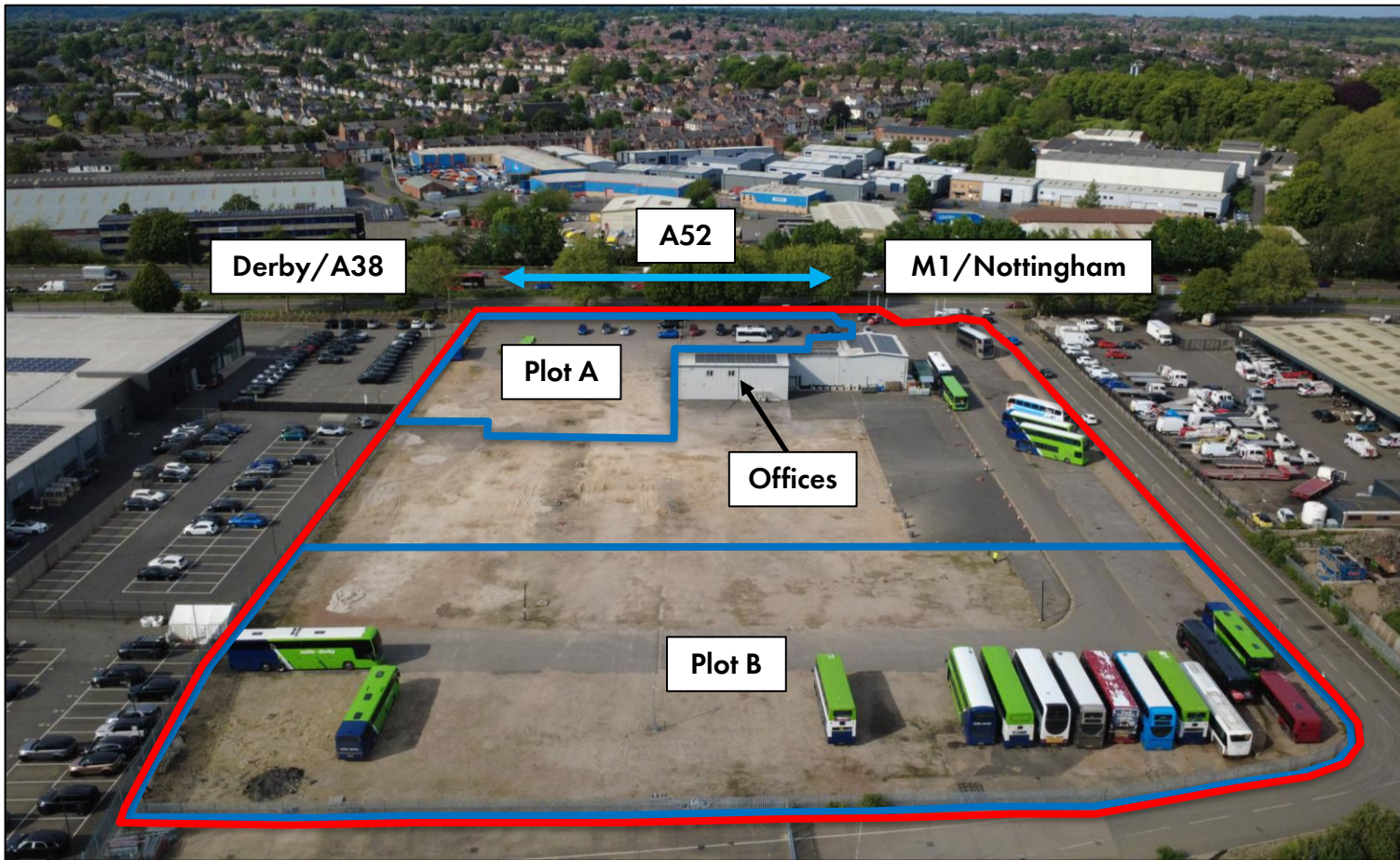
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Indicative Aerial Plan



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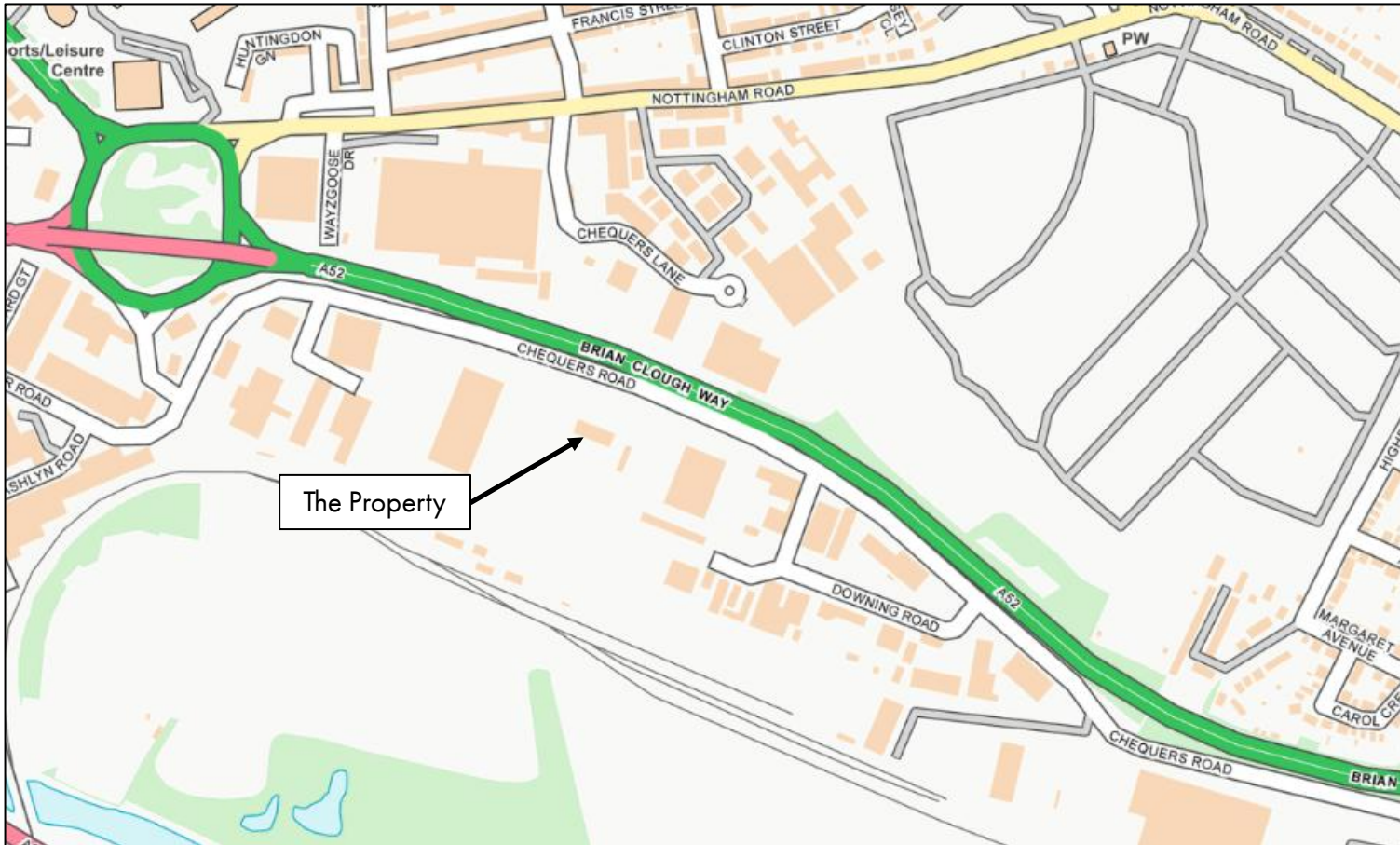
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This brochure is intended to be a guide only so please read these important notes:

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