



Ground Floor RHS, Northcliffe House, Meadow Road, Derby, Derbyshire, DE1 2BH

INDUSTRIAL / WAREHOUSE TO LET

TO LET - Well located storage/distribution unit within close proximity to Derby City Centre

- Offering approximately 2,255 sq. ft./210 sq. m of accommodation (GIA)
- Available to rent at £18,000 per annum exclusive
- Located in a well established location with easy access to Derby's Inner Ring Road
- Rarely available industrial/distribution premises suitable for a variety of uses



CONTACT

Cameron Godfrey

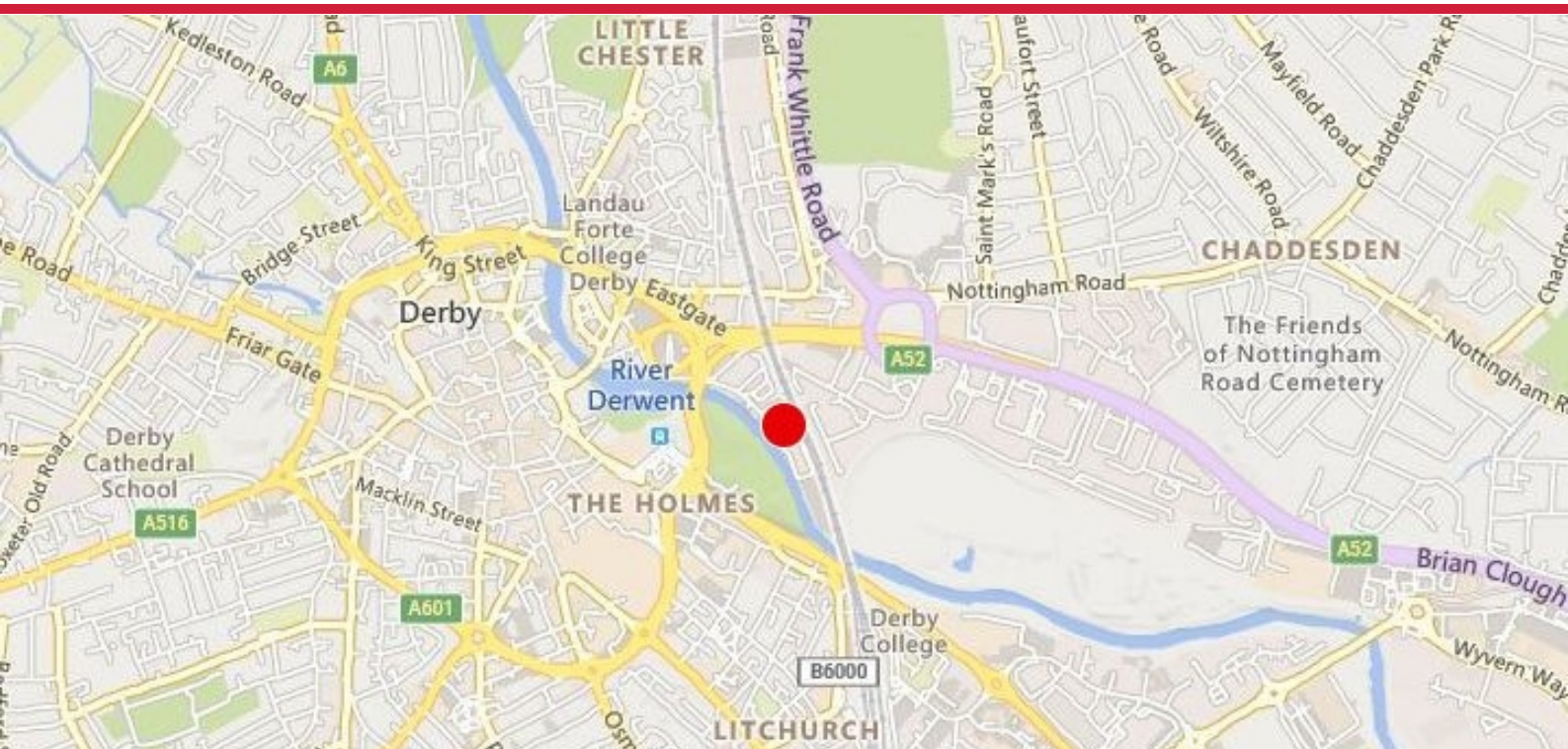
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Location

The subject property is located on Meadow Lane Industrial Estate, which is a well-established commercial and industrial area positioned close to Derby City Centre. The estate benefits from excellent strategic connectivity lying adjacent to the Inner Ring Road, providing direct links to the A52, A38, and the M1 Motorway.

The location forms part of an established mixed-use commercial environment, comprising light industrial, trade-counter, retail and food and beverage occupiers. This diverse occupational base creates a vibrant and active estate environment throughout the day, reinforcing the appeal to a wider range of business operators.

Its proximity to the city centre also provides immediate access to a substantial labour pool, together with a wide range of amenities, public transport links and supporting services.

Description

The property comprises a single-storey light industrial unit forming part of the former Telegraph Print Works Building. The unit is of traditional brick and block construction beneath a concrete flat roof, and provides clear functional accommodation suitable for a range of industrial/trade-counter uses.

Internally, the unit is arranged as an open-plan workshop benefitting from a concrete floor, pendant lighting, a minimum eaves height of approximately 7.8 m and a full height roller shutter access door measuring approximately 3.4 m wide by 3.8 m high, allowing for efficient loading and servicing provisions.

The unit also benefits from three-phase electricity and is positioned within a shared estate environment.

Externally, the property benefits from a shared yard, with loading provisions to the front of the unit, together with a single dedicated vehicle parking space. The property also benefits from a shared WC and kitchen facility located in the main building, accessed via a communal corridor from the main carpark.

Accommodation

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

Total Gross Internal Area: 2,255 sq. ft. / 210 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 consent.

All planning information should be confirmed with the Local Authority.

Services

It is understood that all main services are connected to the subject property and are sub-metered.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £15,500.

Tenure

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

Price

The property is available on a leasehold basis at a figure of £18,000 per annum exclusive.

Energy Performance

This property's energy rating is C (61).

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 to this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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