



Offices and Store Pontefract Street, Derby, DE24 8JD

Suit Trade Counter/Sales, subject to planning;

Generous Car Parking facilities;

Useful rear Compound;

Extending to 958 sq. ft. / 88.3 sqm.

TO LET - £9,000 pax

Offices & Store, Pontefract Street, Derby, DE24 8JD

LOCATION

The property is situated on Pontefract Street, just off Wetherby Road, which forms part of the Osmaston Park Industrial Estate, a popular trading location approximately two-miles to the south-east of Derby city centre. It affords ease of access to Pride Park, and the A52 dual-carriageway to the north. To the south is Derbys' outer ring road system, and onwards to the A50 dual-carriageway.

DESCRIPTION

The unit is of single-storey construction, with a range of partitioned offices, and storage space.

The incoming tenant can adapt the layout to their specific needs, subject to prior approval from the landlord. There is parking for approximately four vehicles, plus useful outside, fenced, storage to the rear.

ACCOMMODATION

The specific accommodation arrangements are as follows: -

Offices, together with kitchen, staffroom, WC's, and stores
958 sq. ft. / 88.3 sqm.

BUSINESS RATES

Offices and Premises RV £4,700

Subject to satisfying certain criteria, the property may be elected for Small Business Rates Relief.

SERVICES

We understand that mains electricity, water, and drainage are connected to the property. No tests have been undertaken, and no warranties are given or implied.

LEASE TERMS

The unit is available by way of a new lease, incorporating 3-year RPI-based rent reviews, at £9,000 (nine thousand pounds) per annum exclusive (pax). The premises will be available from 1st August 2022.

VALUE ADDED TAX (VAT)

All prices quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

LEGAL FEES

The incoming tenant to be responsible for the landlords' reasonable legal costs in connection with the transaction.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

