



Unit 20 Downing Road, West Meadows Industrial Estate, Pride Park, Derby, DE21 6HA

Detached Warehouse/Production Unit, with two-storey office, and additional mezzanine storage space, extending to approximately 7,134 sq. ft. /662 sqm.

Popular trading location on West Meadows Industrial Estate, close to Pride Park.

Available on a new Lease for a term to be negotiated.

TO LET £35,000 pax, or offers around £350,000 freehold.

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@gadsbynichols.co.uk

Commercial

01332 290 390
commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)

WE
WON!

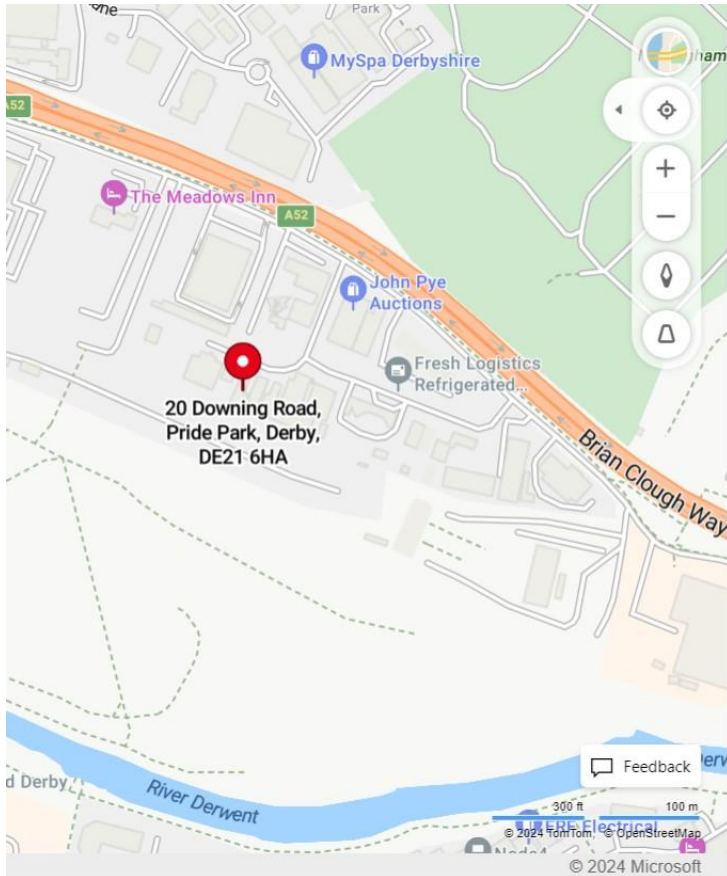


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LOCATION

The premises are situated on Downing Road within the established West Meadows Industrial Estate. Accessed from Chequers Road, close to the Pentagon island and Pride Park, affording ease of access to the A52 and onwards to the M1, together with the A61 providing access to the A38, and Derbys inner ring road to the city centre.



DESCRIPTION

The premises comprise a detached brick-built building comprising two-storey offices to the front, and steel portal-frame warehouse to the rear. The middle section of the warehouse incorporates a substantial mezzanine area, which provides open-plan offices above, with workshop and storage beneath. The property also has the benefit of a kitchen area, and WC facilities. Externally, there is a ground-level loading door accessed via the yard to the side of the building, together with car parking to the front.

ACCOMMODATION/FLOOR AREAS

GF Office	630 sq. ft.	58 sqm.
FF Office	630 sq. ft.	58 sqm.
Mezzanine Area	2,131 sq. ft.	198 sqm.
GF Workshop	2,131 sq. ft.	198 sqm.
Warehouse	1,612 sq. ft.	150 sqm.

Total GIA **7,134 sq. ft.** **662 sqm.**

BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, we note the property falls within the jurisdiction of Derby City Council, and is assessed for non-domestic rating purposes as follows: -

Description	Workshop and Premises
Rateable Value	£24,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned, and can be made available on request, once available.

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.

PLANNING

The property has existing and established use rights falling within Use Classes E and B8 of the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

TENURE

The property is available by way of a brand new full repairing and insuring (FR&I) Lease, for a term to be negotiated. Alternatively, the freehold may be available. Further details are available from the agent.

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RENT/ TERMS

The premises are available at a rent of £35,000 (thirty-five thousand pounds), per annum exclusive (pax).

The freehold is also available at OFFERS AROUND £350,000.

VALUE ADDED TAX (VAT)

We understand that the property is NOT elected for VAT.

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 applicant(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

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