



Unit 2 Haydock Park Road, Osmaston Park Industrial Estate, Derby, DE24 8HT

Good Quality Industrial Unit

Situated on Osmaston Park Industrial Estate

Total Floor Area 5,953 sq. ft./553.1 sqm.

Ample Parking within a Secured Shared Yard

TO LET
£45,000 pax

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LOCATION

Situated on Haydock Park Road on the popular Osmaston Park Industrial Estate. Ascot Drive provides easy access to Osmaston Road (A514) and London Road (A6), leading to Pride Park, the A52, Derby outer ring road and the Derby southern bypass (A50). This in turn provides access to the M1 and M6 motorways.

DESCRIPTION

Comprising single-storey industrial/warehouse premises, of portal steel frame construction, with brick/profile steel clad insulated walls, pitched insulated profile steel clad roofs with roof lights, and roller shutter access doors. Eaves height of approximately 4m. Combat gas-fired space heaters.

ACCOMMODATION

The offices are measured to net internal area (NIA) and the Workshop/Store to gross internal area (GIA), in accordance with the RICS Code of Measuring Practice, and are as follows: -

Workshop/Store	5,443 sq. ft.	505.7 sqm.
Offices	510 sq. ft.	47.4 sqm.
Total	5,953 sq. ft.	553.1 sqm.

SERVICES

Mains gas, water and three-phase electricity are connected to property. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

Description	Rateable Value
Workshop & Premises	£34,500

PLANNING

The existing use is understood to be within Use Classes E, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

TERMS

The property is to be let on a full repairing and insuring (FR&I) lease for a term to be agreed, incorporating three yearly rent reviews.

RENT

Rental offers in the region of £45,000 (forty-five thousand pounds) per annum exclusive (pax).

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

VALUE ADDED TAX (VAT)

The rent is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C57.

A copy of the certificate is available on request.

VIEWINGS

Strictly by prior appointment with the Sole Agents on: -

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadbsynichols.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

