



Unit 7 Shaftesbury Street South, Sir Francis Ley Industrial Park, Derby, DE23 8YH

Light Industrial/Warehouse unit with Offices and Mezzanine storage, located in a prominent position within Sir Francis Ley industrial Park.

Total GIA 2,383 sq. ft. / 221.3 sqm. or thereabouts.

Available to let on a new lease.

PLEASE NOTE – MOTOR TRADE WILL NOT BE ACCEPTED.

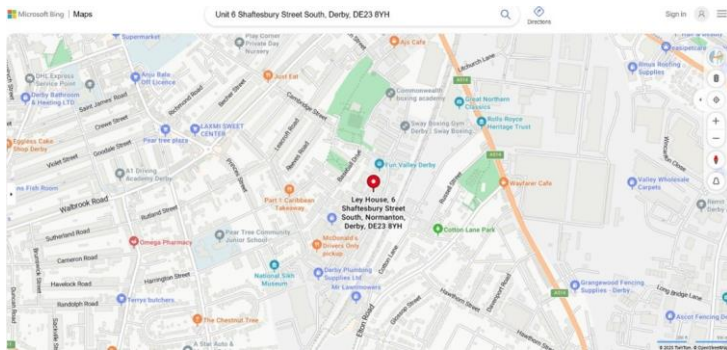
RENT - £13,000 pax

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LOCATION

The property is located off Shaftesbury Street South, within the Sir Francis Ley Industrial Park (IP), which is accessed off Osmaston Road (A514) via Shaftesbury Street. The location provides convenient access to Derbys' inner and outer ring road systems, which in turn provide access to the A50, A38, and A52.

What 3 Words /// cheat.actor.reveal



DESCRIPTION

The property was constructed around 1990, and is of steel portal frame, with cavity concrete block and brick infills to the lower walls, and PVC-coated mild-steel sheet cladding to the upper front gable, which also incorporates feature steel-and-glazed panelling. The roof is pitched with insulated profile sheet cladding incorporating translucent rooflights.

Internally, the unit benefits from a sectional service access door to the front gable, with sealed concrete floor, three-phase electricity, and ladies and gents WC facilities, together with offices to the first floor, and mezzanine storage space.

FLOOR AREAS

Ground Floor	1,364 sq. ft.	126.7 sqm.
First Floor		
Office Area	168 sq. ft.	15.6 sqm.
Mezzanine Store	851 sq. ft.	79 sqm.
Total GIA	2,383 sq. ft.	221.3 sqm.

There is forecourt car parking providing FOUR spaces.

SERVICES

Mains electricity, water, and drainage are believed to be connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property falls within Use Classes E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

RATES

The property is understood to have the following assessment for rateable value, which is effective from 1st April 2026: -

Workshop & Premises £7,900

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

TERMS

The premises are available by way of brand new full repairing and insuring (FR&I) lease, subject to a minimum term of THREE-years.

RENT

£13,000 (thirteen thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

We understand that the property is NOT elected for VAT, and therefore, VAT will NOT be payable on the rent.

NOTE

Please note, motor trade will NOT be accepted.

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VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

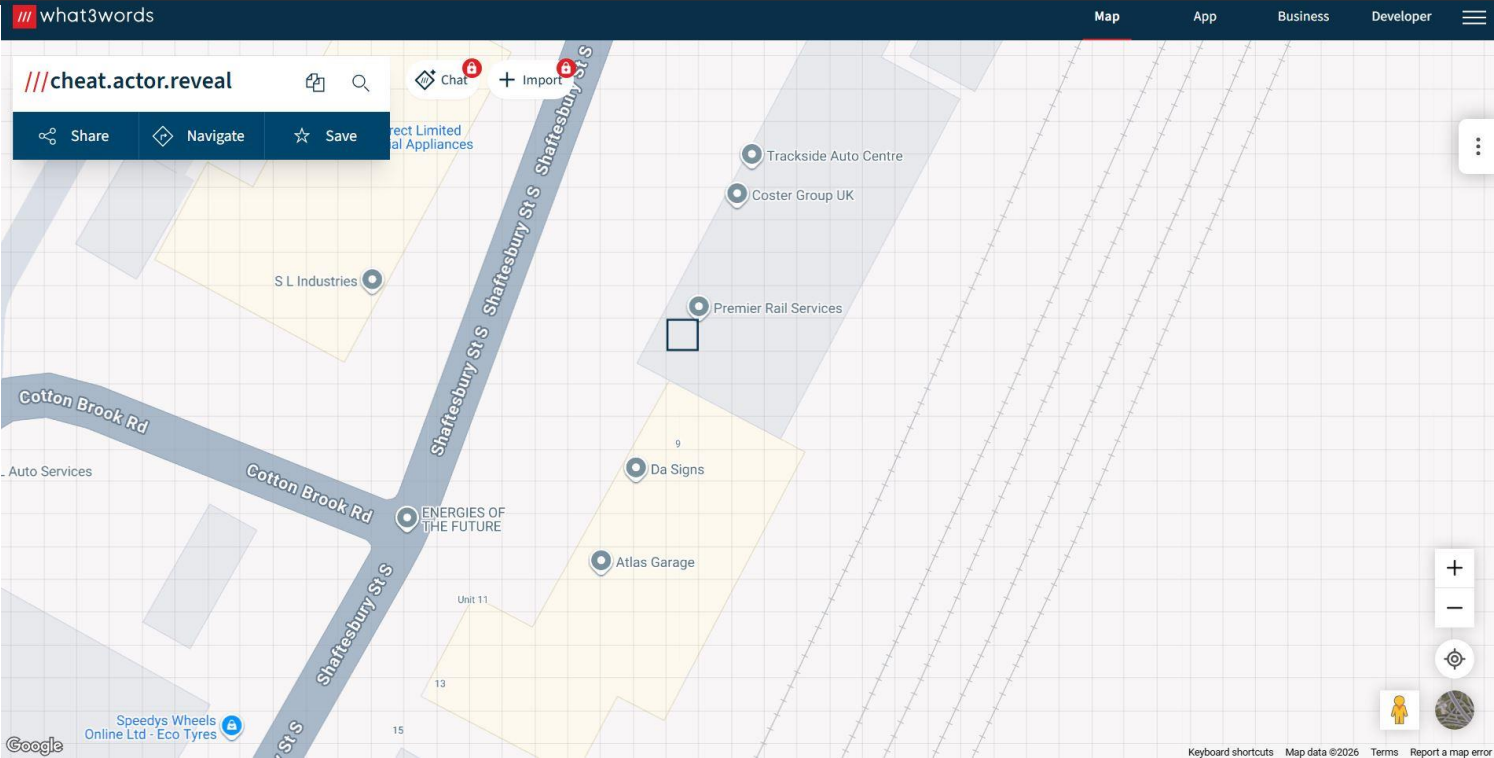
Email: andrewnichols@gadsbynichols.co.uk

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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