



Unit 8a Perkins Yard, Mansfield Road, Derby, DE21 4AW

Former yoga studio and hair dressing salon, situated within a popular industrial estate located close to the A61/A52 and Derby city centre.

Extending to 3,420 sq. ft. / 317 sqm.

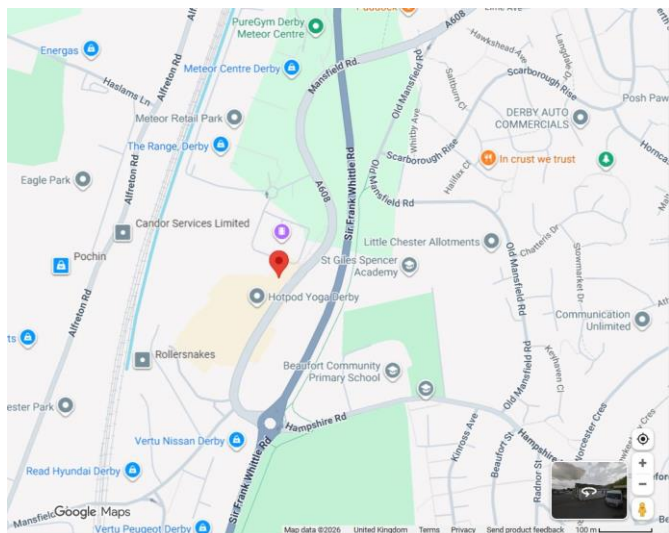
Shared yard.

TO LET £20,000 pax

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LOCATION

Perkins Yard is located approx. 1-mile northeast of Derby city centre, within close proximity to the A61/A38, which in turns leads to J-28 of the M1 motorway, and the A52 which leads to J-25 of the M1. The area is an established industrial location, opposite Beaufort Court Industrial Estate, close to the Meteor Retail Park where occupiers include; Morrisons, Pets at Home, B&M, Aldi, and The Range, amongst others. Other nearby occupiers include an Odeon Deluxe Cinema, together with a number of car dealerships such as BMW, Nissan, Mini, Honda, Fiat & Renault.



DESCRIPTION

The estate comprises approx. 30 units, ranging in size from 342 sq. ft. to 3,420 sq. ft., the majority of which benefit from loading doors/roller shutter doors. There are 3 entrances to the estate, where there are 4 main buildings subdivided into various sized units. There are approx. 60 car parking spaces to the front and rear of the estate.

ACCOMMODATION/FLOOR AREAS

Unit 8a 3,420 sq. ft. / 317 sqm.

Comprising; former yoga studio and hair dressing salon. Due to the flexibility of the accommodation and superb road prominence, the unit would suit a variety of uses. Interested parties requiring change of use, should make their own enquiries with the local planning authority, Derby City Council

BUSINESS RATES

From enquiries of the VOA website, the property has a description of 'Gymnasium and Premises' with a rateable value of £14,750 effective from 1st April 2026. Please note, this rating also includes Unit 29.

PLANNING

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

TENURE

The property is available by way of a new, flexible, full repairing and insuring (FR&I) lease, incorporating the provision for upwards-only rent reviews at regular intervals.

RENT

£20,000 (twenty thousand pounds) per annum exclusive (pax), plus service charge and buildings insurance.

LEGAL COSTS

The incoming tenant is to pay legal fees of £450 (four hundred and fifty pounds) plus VAT.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are subject to VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPCs have been commissioned for qualifying units, and can be made available upon request.

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