



Unit 10 Robinson Industrial Estate, Shaftesbury Street, Derby, DE23 8NL

A lock-up light industrial unit within a popular trading location, extending to
circa. 1,789 sq. ft./166 sqm.

Available by way of a new lease, for a minimum term of 3-years.

TO LET £15,000 pax

Gadsby Nichols

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Queen Street, Derby, DE1 3DS

Residential

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Commercial

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commercial@gadsbynichols.co.uk



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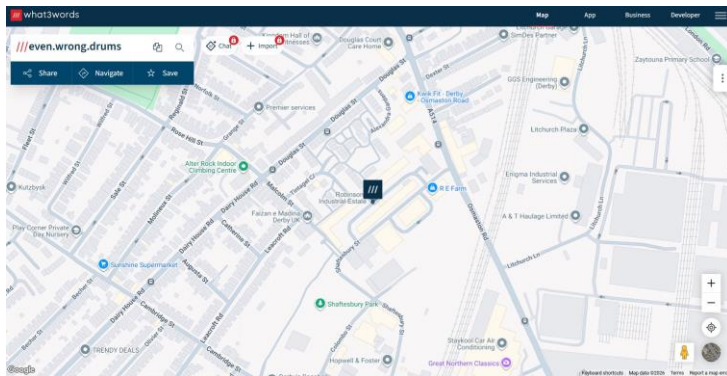


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LOCATION

Unit 10 is situated on the Robinson Industrial Estate, which has the benefit of two access points to Shaftesbury Street, close to its junction with Osmaston Road, and approximately 1-mile south of Derby city centre. The area is an established and popular trading location, and benefits from good communications, with Osmaston Road forming part of the A514, providing a direct link to Derby's inner and outer ring road systems, and onwards to the A50, the M1/M6 link road.



DESCRIPTION

The property comprises lock-up industrial unit with roller shutter access to the workshop, together with additional WC, office, and kitchen facilities.

ACCOMMODATION

The unit has a gross internal area (GIA) of 1,789 sq. ft./166 sqm. or thereabouts.

SERVICES

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

BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, we note that the property is assessed as 'Workshop & Premises' with a rateable value of £8,600 effective from 1st April 2026. Please note, the property may benefit from 'small business rates relief'. Interested parties should make their own enquiries with Derby City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

E108, valid until 05.09.2028.

TENURE

The premises are available by way of a brand new full repairing and insuring (FR&I) Lease, for a minimum term of three years.

RENT

£15,000 (fifteen thousand pounds) pax.

LEGAL AND TENANCY APPLICATION COSTS

Interested parties would be liable to pay a non-refundable tenant application fee for undertaking references, in the sum of £200 plus VAT. In addition to this, the Landlord will seek a contribution of £1,000 plus VAT towards their legal costs.

VALUE ADDED TAX (VAT)

We understand that VAT will be payable on the Rent.

VIEWINGS

Strictly by prior appointment with the joint 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