



## Coleman Building, Colemans Yard, Alfreton Road, Derby, DE21 4AL

A light industrial unit situated in a highly prominent location.

Extending to 6,228 sq. ft. / 578.6 sqm.

Generous Car-parking Allocation.

Available by way of a new Full Repairing & Insuring (FR&I) Lease.

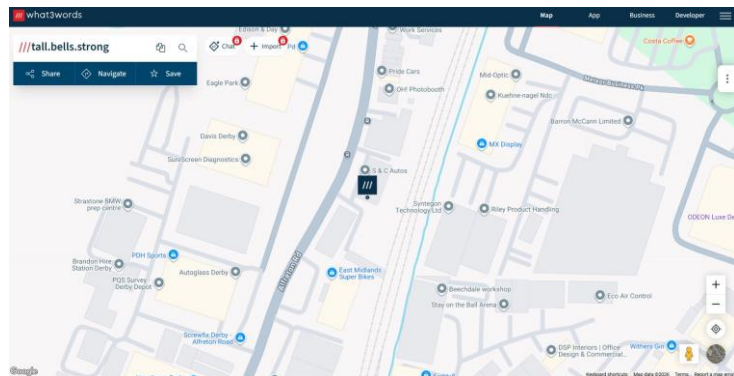
**TO LET**

**£24,000 (twenty-four thousand pounds) pax**

# Coleman Building, Colemans Yard, Alferton Road, Derby, DE21 4AL

## LOCATION

The unit is superbly situated on Alferton Road, ideally located for access to Sir Frank Whittle Way and onwards to the A38 and A52. Derby city centre is approx. 1-mile to the south.



## DESCRIPTION

The property is a steel-framed industrial unit, with part-brick elevations, under a pitched roof. The accommodation comprises; well-appointed reception office, side office off, visitors WC facilities, and large workshop space. The reception office has the benefit of LED lighting, laminate flooring, and electric heating. The workshop area is accessed via a secure 3.8m wide roller shutter door, and has the benefit of LED lighting.

## FLOOR AREAS

| Area             | sq. ft. | sqm   |
|------------------|---------|-------|
| Reception Office | 256     | 23.75 |
| WCs off          | 28      | 2.6   |
| Managers Office  | 185     | 17.2  |
| Workshop         | 5,546   | 515.3 |
| TOTAL            | 6,228   | 578.6 |



## PLANNING

Use Class E, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

## RATES

VOA website indicates a description of 'Workshop & Premises', with a rateable value of £20,250 (twenty thousand, two hundred and fifty pounds).

## SERVICES

We understand that mains electricity, water, and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D92, expiring 30<sup>th</sup> November 2028.



## TERMS

The property is available by way of a brand new full repairing and insuring (FR&I) lease, for a term to be negotiated, at a rent of £24,000 (twenty-four thousand pounds) per annum exclusive (pax). A service charge is levied for the upkeep and maintenance of common areas.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal fees of £500 plus VAT.

## VALUE ADDED TAX (VAT)

We understand that VAT will NOT be payable on the rent.

## VIEWINGS

Strictly by prior appointment with the sole agents: -  
Tel: 01332 290390 / 07501 525352  
Email: [mikewalmisley@gadsbynichols.co.uk](mailto: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