

Units 3 & 4 | New Zealand Court

| Kingsway Park Close | Derby | DE22 3FP |


SALLOWAY

Lambert
Smith
Hampton

Key features

- ✓ Located within a strong industrial location in Derby.
- ✓ Secure, gated site.
- ✓ Front and rear yards with loading door access.

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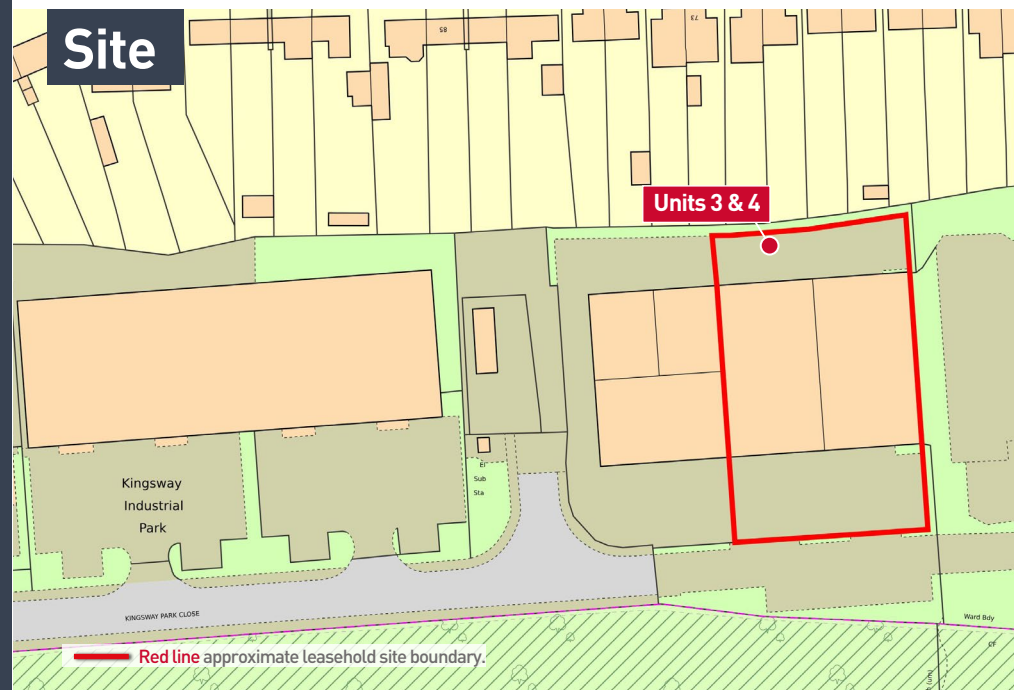
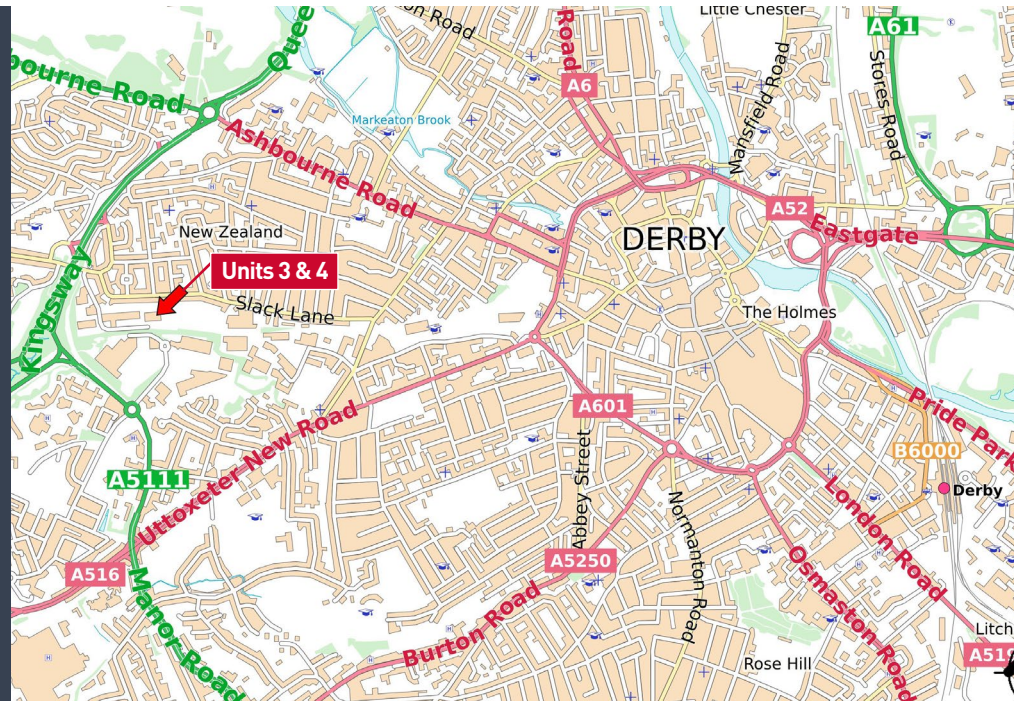
To Let – Industrial / Warehouse Premises

SIZE – 14,450 sq ft (1,342.45 sq m)

Description

- ✓ The property comprises a pair of adjoined and interconnected industrial units. The unit is of steel portal frame construction with part brick/block and part insulated cladding elevations under a pitched clad roof with translucent light panels.
- ✓ Internally, the units provide a minimum working height of approximately 4.3m to the underside of the eaves, rising to circa 6.0m to the underside of the apex. It has a concrete floor, LED high bay lighting and automatic loading doors with two to the front and two to the rear elevations, each measuring approximately 4.0m width by 4.8m height.
- ✓ Internally, the units provide ground floor office accommodation with w/c and kitchen. Unit 3 also benefits from additional office accommodation and welfare facilities on the first floor.
- ✓ The property is situated on a secured, fenced site with a brick paved yard area to the front and to the rear. The front and rear yards both provide loading space, whilst the front also allows for parking for 24 vehicles.

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Location

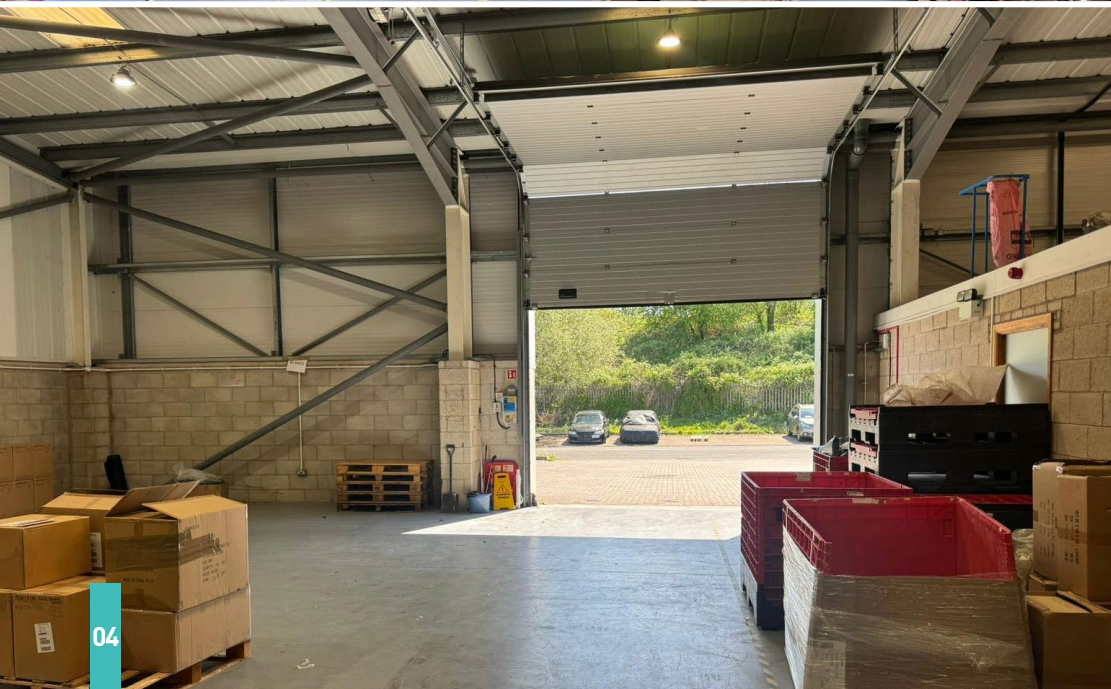
Derby is a strong industrial location in the East Midlands benefiting from excellent road connectivity with the A38 and A50 easily accessible. Derby is located approximately 8 miles west of Junction 25 of the M1, 16 miles west of Nottingham, 32 miles northwest of Leicester and 40 miles northeast of Birmingham.

The property is situated on Kingsway Park Close and forms part of the Kingsway Industrial Estate, one of Derby's recognised industrial locations. The property is positioned approximately 1.5 miles west of Derby city centre, providing convenient access to local amenities.

The property benefits from superb connectivity with the A38 accessible within ½ mile. The A38 links to Junction 28 of the M1 Motorway to the north and to the A50 to the south. Several bus stops are positioned along Lyttelton Street providing regular access to Derby city centre. Derby train station is positioned approximately 2 miles west of the property.







Accommodation

The property comprises the following approximate Gross Internal Areas:

	Sq m	Sq ft
Unit 3		
Ground Floor Warehouse Offices	570.44	6,140
First Floor Offices	196.07	2,111
Unit 4		
Ground Floor Warehouse Offices	575.94	6,199
Total		
Gross Internal Area	1,342.45	14,450

Tenure

The property is available as a whole, either by way of an assignment of the existing lease (expiring December 2034, with tenant only break option and upward only rent review to Market Rent effective December 2029) or by way of a sub-lease expiring before December 2029.

Alternatively, a new lease may be available on commercial lease terms.

Please contact the joint agents for further information.

EPC

The property has an EPC of **C (61)**, valid until 17 June 2035.

Rent

The property is available at a rent of £107,500 per annum, exclusive of rates and all other outgoings.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Business Rates

The property has a Rateable Value of **£67,500**, effective from 1 April 2026.

Services

We understand that the property is connected to all mains services, including gas, electricity, water and sewage.

Service Charge

A service charge is applicable to the subject for maintenance and upkeep of the common parts of the estate. Further details are available upon request.

Planning

We understand that the property is suitable for light assembly (Use Class E) and storage & distribution purposes (Use Class B8).

We would recommend all interested parties confirming the suitability of their intended use and any other planning related queries with the local planning authority.

Legal costs

Each party is to bear their own legal costs.

Viewing and Further Information

Strictly via the joint agents.:

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