



Unit B1 Crown Park, Parcel Terrace, Derby, DE1 1NA

Upon relocation of Sunset Tyre and Servicing

A very well appointed light industrial/trade counter unit with secure yard, in a popular trading location.

Nearby occupiers include Screwfix, Howdens Joinery, Angling Direct, and Sunset Service & Repair.

Gross Internal Area (GIA) 3,095 sq. ft. / 287.6 sqm. or thereabouts.

Available to let on a new lease.

£31,500 pax.

Gadsby Nichols

Suite 18 Kings Chambers
Queen Street, Derby, DE1 3DS

Residential

01332 296396
enquiries@gadsbynichols.co.uk

Commercial

01332 290390
commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS

GOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)
2023

WE
WON!



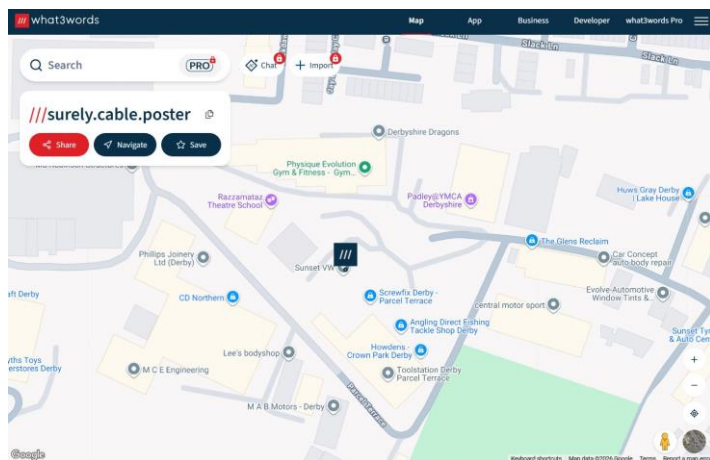
www.gadsbynichols.co.uk

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LOCATION

The property is located within Crown Park, off Parcel Terrace, and established industrial, trade counter, and distribution location. Accessed off the A516 Uttoxeter Old Road, the position is convenient for Derbys' inner and outer ring road systems, with onwards connections to the A38, and the national motorway network. Nearby occupiers include Screwfix, Howdens, and Angling Direct.

What 3 Words /// surely.cable.poster



DESCRIPTION

Unit B1 is the first in a block of a terrace of five light industrial/trade counter units, constructed by Clowes Developments Limited in 2020. The unit is completed to a high specification, and is semi-detached, of steel frame construction with vertical and horizontal composite cladding to the external walls, under an apex sheetclad roof incorporating 20% translucent rooflights. The unit has a concrete floor, roller shutter service access door to the front elevation, powder-coated aluminium framed personnel entrance door, and a minimum eaves height within the industrial space of 6m.

To the front is a reception office, with further office and amenity space at first floor level. Externally there is allocated car parking, together with secure compound to the rear.

FLOOR AREAS

Ground Floor	2,615 sq. ft.	243 sqm.
First Floor	480 sq. ft.	44.6 sqm.

The property has a GIA of 3,095 sq. ft./287.6 sqm or thereabouts.

SERVICES

The property is believed to have mains electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

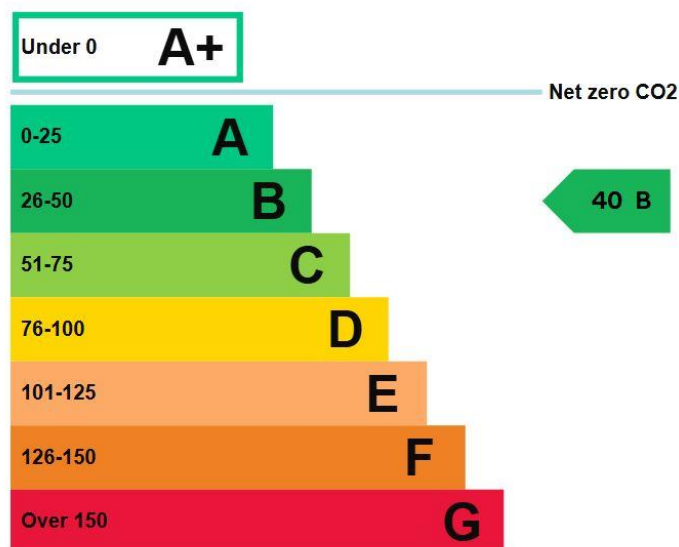
PLANNING

The property is believed to have exiting use rights falling within Use Classes E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

ENERGY PERFORMANCE CERTIFICATE (EPC)

B40, expiring 13th March 2030. A copy of the EPC is available on request.

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

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BUSINESS RATES

The property has a rateable value of £30,500, effective from 1st April 2026, with a description of 'Vehicle Repair Shop and premises'.

TERMS

The premises are available by way of a brand new, full repairing and insuring (FR&I) lease, for a term to be negotiated.

RENT

£31,500 (thirty-one thousand, five hundred pounds) per annum exclusive (pax).

SERVICE CHARGE

A small service charge is levied, to recoup the costs of maintenance and upkeep of the Crown Park development. Further details are available upon request.

VALUE ADDED TAX (VAT)

The property is elected for VAT, and VAT will be payable on the rent.

NOTE

PLEASE NOTE – MOTOR TRADE WILL NOT BE ACCEPTED.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

Tel: 01332 290390

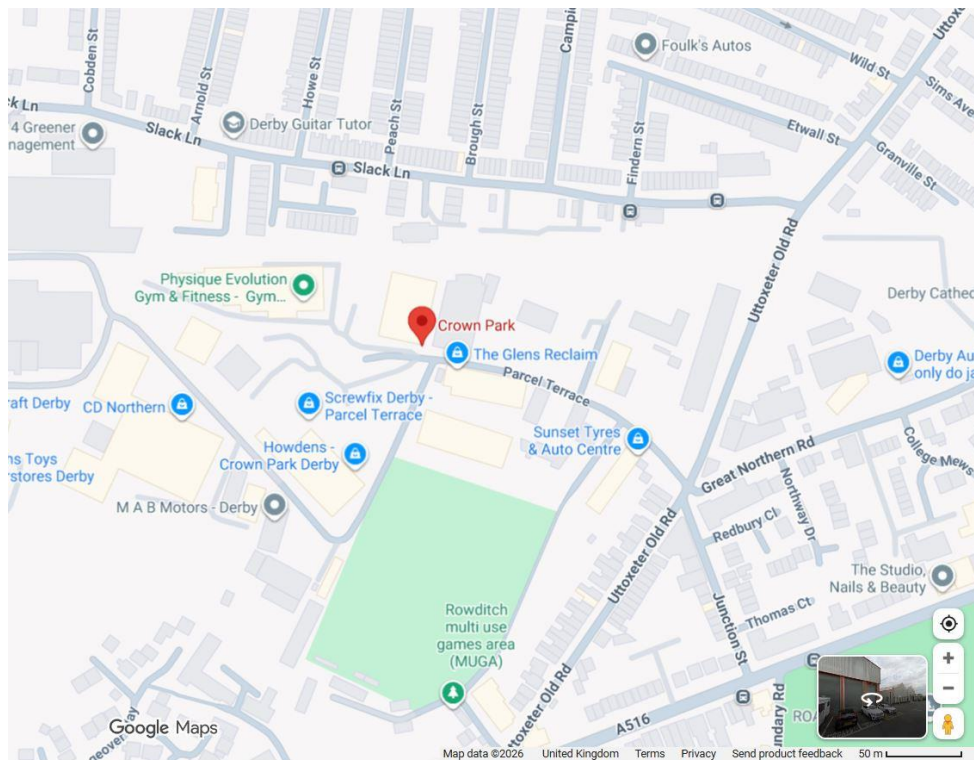
Email: andrewnichols@gadsbynichols.co.uk

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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