



Unit 18 Perkins Yard, Mansfield Road, Derby, DE21 4AW

Industrial Unit, comprising office, storage, WC facilities, and kitchen.

Roller shutter door, and shared yard.

Extending to circa. 855 sq. ft. / 79.5 sqm.

TO LET £9,500 pa

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@gadsbvnichols.co.uk

Commercial

01332 290 390
commercial@gadsbvnichols.co.uk

www.gadsbynichols.co.uk

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LOCATION

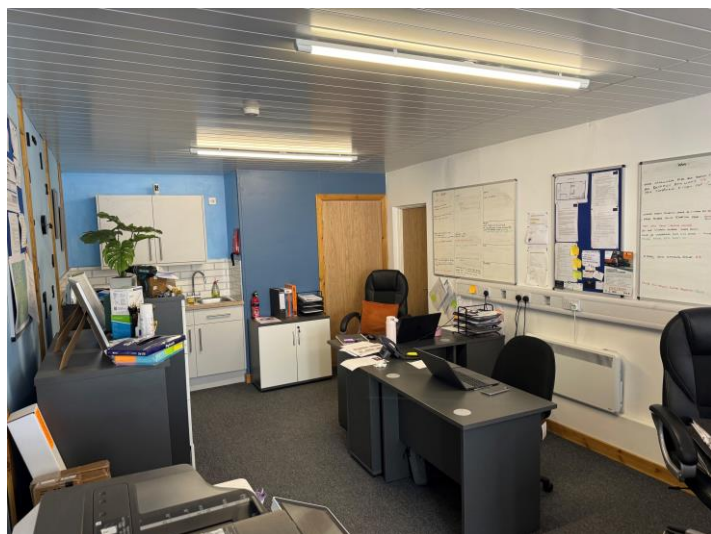
Perkins Yard is located approximately 1-mile northeast of Derby City Centre, within close proximity to the A61 (Sir Frank Whittle Way) and the A38, which in turn leads to J-28 of the M1 and the A52 leading to J-25 of the M1. It is an established industrial location opposite Stratstone BMW Industrial Estate, close to the Meteor Retail Park.

DESCRIPTION

The estate comprises approx. 30-units, ranging in size from 342 sq. ft. to 2,500 sq. ft. There are three entrances to the estate where there are four main buildings sub-divided into various sized units. There are additional car parking spaces to the front and rear of the estate.

Unit 18 855 sq. ft. 79.5 sqm.

Industrial unit with office/store, with kitchen and WC off, further doorway to storage unit of 3.67m x 9.3m, accessed via roller shutter door, and additional storage of 2.45m x 5.26m.



BUSINESS RATES

Workshop and Premises Rateable Value £5,700

Subject to satisfying certain criteria, the unit may be liable for Small Business Rates Relief. Interested parties should make their own enquiries.

PLANNING

The premises have permitted consent for use classes E, as defined by the Town and Country Planning (Use Classes) Order 1987 (Amended) (England) Regulations 2020.

RENT

Unit 18 is available at a rent of £9,500 (nine thousand, five hundred pounds) per annum, plus service charge, water, and insurance.

TENURE

The unit is available on new flexible full repairing and insuring (FR&I) leases, incorporating the provision for rent reviews at fixed intervals.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs, of £450 plus VAT, plus £200 plus VAT for obtaining references.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATES (EPC)

E104, valid until 10.03.2036.

VIEWING

Strictly by prior arrangement with the Sole Agent: -

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