



Unit 11 Downing Road, West Meadows Industrial Estate, Derby, DE21 6HA

Industrial/Trade Counter unit extending to approx. 2,511 sq. ft./233.3 sqm.

Forecourt parking, loading facilities, and additional small yard.

Situated within West Meadows Industrial Estate, well located for Derby city centre, the A52, A61, and M1 motorway.

To Let £24,000 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



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IN DERBY
(CITY CENTRE)
2023

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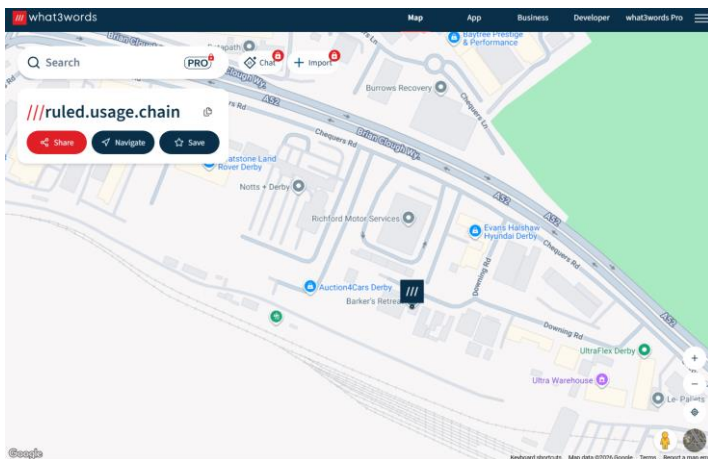


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LOCATION

West Meadows Industrial Estate is an established industrial location, situated approx. 1-mile to the east of Derby city centre. Access to the estate is via Pentagon Island, at the junction with the A52 and A61. J-25 of the M1 motorway is approx. 7-miles to the east via the A52, which continues onwards to Nottingham. The subject property is situated on Downing Road, just off Chequers Road, which is on the main arterial routes through the estate.



DESCRIPTION

The property comprises a detached industrial/warehouse unit, of steel portal-frame construction with brick elevations, under a pitched roof incorporating translucent rooflights. The unit has concrete floor, fluorescent strip lighting, oil-fired heating, 3-phase electricity, two roller shutter doors, and minimum eaves height of approx. 2.8m.

ACCOMMODATION

The unit is predominantly open-plan industrial space with office, reception area, kitchen, and WC facilities. Outside, to the rear, is a small enclosed yard of approx. 55 sqm. The unit extends to approx. 2,511 sq. ft./233.3 sqm. GIA

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/PLANNING

The unit is classed as 'Warehouse & Premises', with a rateable value of £11,000. Subject to satisfying certain criteria, the property may be elected for Small Business Rates Relief. We understand the property falls within Use Class E of the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020. Interested parties should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D76, valid until 26.09.2032.

TERMS

The premises are 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).

LEGAL COSTS

The incoming tenant would be responsible for the landlords reasonable legal costs, together with a £250 fee for obtaining references, etc.

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

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