

INDUSTRIAL UNIT, TO LET

CHEQUERS LANE

Derby, DE21 6AW



KEY FEATURES

- Rent: £53,500 per annum
- 7,057 Sq Ft (655.6 Sq M)
- Refurbished Industrial Premises
- Workshop/Showroom with Offices
- Electric roller shutter access
- Secure gated forecourt with parking
- Approximately 0.3miles from Pentagon Island

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LOCATION

Chequers Lane is a purpose-built industrial estate approximately 1 mile east of Derby City Centre. The property is accessed from Nottingham Road and lies approximately 0.3 miles from Pentagon Island.

Pentagon Island connects with Derby's ring-road network and provides access to the A52 and A38, leading to Junctions 25 and 28 of the M1 respectively.

Raynesway (A5111) and the Alvaston Bypass (A6) provide access towards the A50, Junction 24 of the M1 at Kegworth and Junction 15 of the M6 at Stoke-on-Trent.

DESCRIPTION

DRAFT DETAILS Refurbished detached industrial unit with an open-plan workshop/showroom, offices and meeting rooms. Electric roller shutter (3.97m H x 5m W) access, secure gated forecourt and parking for approximately 11 vehicles.

The ground floor comprises the principal workshop/showroom, reception entrance, meeting rooms, private offices, and WC facilities. The first floor provides further office accommodation, a kitchen and WC facilities. A 765 sq ft mezzanine provides additional storage.

The ground floor was refurbished in 2022 to a high specification including vinyl flooring, suspended ceilings, LED lighting, CCTV and bi-fold doors.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground Floor	5,632	523.21
First Floor	660	61.31
Mezzanine	765	71.07
TOTAL	7,057	655.6

PLANNING

We believe the property has been used under Class E (Commercial, Business & Service) and B8 (Storage or Distribution) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a warehouse and premises on VOA.gov.uk.

Rateable Value: £35,250

Rates Payable: £15,228

TENURE

The property is available by way of an assignment of the existing lease, which expires on 26 January 2032. The lease is subject to an open-market rent review of 27 January 2027.

Alternatively, the landlord may consider a surrender and the grant of a new lease, subject to agreement. Interested parties are invited to discuss their specific leasing requirements.

Where superior Landlord's consent is required, a 50% contribution to superior Landlord costs is required.

RENT

The premises is available to rent for £53,500 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

15-Sep-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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IMPORTANT NOTICE

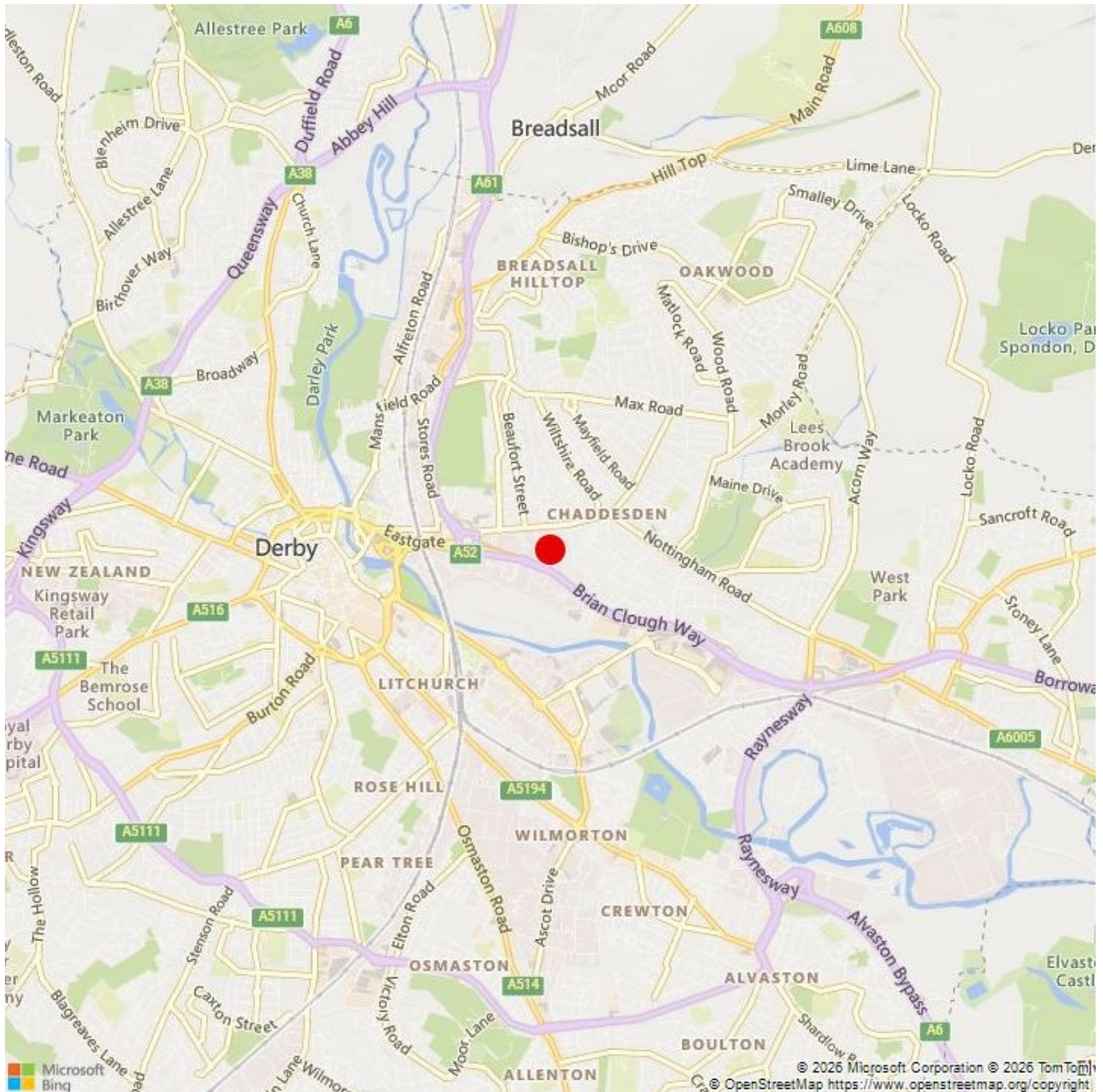
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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