



Unit 6C, Sinfin Commercial Park, Sinfin Lane, Derby, Derbyshire DE24 9HL

Industrial Unit

- ▶ **4,153 sq. ft (385.8 sq. m)**
- ▶ **With first floor mezzanine of 1,005 sq. ft (98 sq. m)**
- ▶ **4.5 m eaves**
- ▶ **Close to A61, A52, A38 and Derby city centre**

For enquiries and viewings please contact:



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Location

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Description

The premises comprise a steel portal frame industrial unit providing well appointed offices with mezzanine storage above. The warehouse benefits from warm air gas blower, sodium lighting, roller shutter door and eave height of 4.5m

The offices comprise a meet and greet reception, two administration areas with small kitchenette, male, female and disabled WCs. The offices are finished with carpet tile floor coverings, plaster painted walls, aluminium framed double glazing, gas central heating and fluorescent lighting.

Externally, the unit benefits from being located in a shared yard and 5 parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	287.8	3,098
Mezzanine	98	1,055
Total	385.8	4,153

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services including Three Phase are connected to the property.

Planning

We understand the property benefits from B1, B8 planning permission, however, enquiries should be directed to the local planning department at Derby City Council.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is currently listed as Warehouse and Premises and has a rateable value of £16,000.

Source: VOA

Rent

The property is available to rent £20,000 per annum exclusive.

Service Charge

A service charge for the upkeep of the common areas and estate will be levied. The current years budget is in the region of £377.02.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: C (56)

Viewings

Viewings are by appointment with Innes England or our joint agent: James Clements at Knight Frank Tel:0121 233 6460.

Date Produced: 21-May-2019



