

UNIT F SINFIN COMMERCIAL PARK

SINFIN LN, DERBY
DE24 9GL

66,392 sq ft (6,168 sq m)
Detached industrial warehouse facility

Unit available



TO LET

- Excellent connectivity to outer ring road (A5111) A38/A50/A52 and M1 junctions J24/24a/25
- Minimum eaves height 5.5m
- Secure estate with barrier entry and CCTV
- Internal Office accommodation
- Ample on site parking



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Sinfin Commercial Park is a well-established industrial and logistics location, situated approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A50 circa 4 miles away providing access to the M1 via J24 and J25.

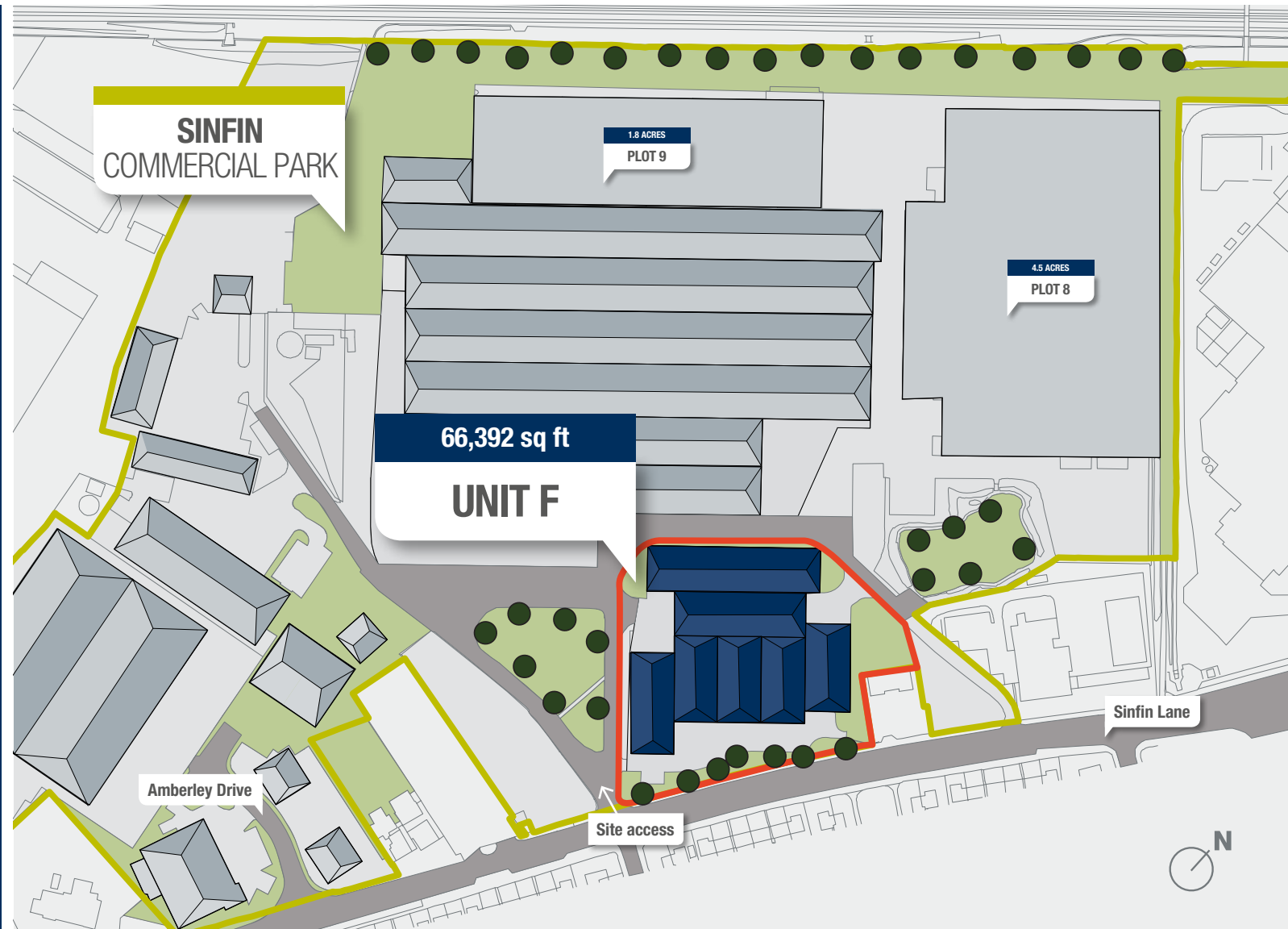
DESCRIPTION

The property provides modern warehouse space and benefits from:

- Ground level roller shutter loading doors
- Minimum eaves height of 5.5m
- CCTV & Barrier entry system
- Internal offices
- Sprinkler system

OPEN STORAGE PLOTS

Open storage plots up to 4.5 acres available subject to separate negotiations.





PLANNING

The property benefits from B1(c), B2 and B8 planning permission, however interested parties should make their own enquiries with the local planning department on 01332 640795.

TENURE

The unit is available on a new lease on terms to be agreed.

RATES

The building is currently listed on the Valuation Office website as having a rateable value of £179,000. Any further investigations should be directed to the local billing authority.

RENTAL

Rent on application.

SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

VAT

We understand that VAT is payable.

LEGAL COSTS

Each party to bear their own costs incurred in connection with this transaction.

EPC

D 76-100 Unit F has an EPC rating of D

Harworth

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LOCATION

The land is situated on Sinfin Industrial Park 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.

Major occupiers in close proximity include Rolls Royce (World Headquarters) and Reckitt Beckinseth, Kuehne + Nagel, CEVA, Morrisons and Daher.



CONTACT & FURTHER INFORMATION



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