



HOWKINS &
HARRISON

Unit 7

Ednaston, Brailsford, Derby, DE6 3AD

Rents from £13,000 per annum

- Available as a whole or in smaller units
- Approx. 2,500 sq ft @ £13,000 pa
- Approx. 3,500 sq ft @ £17,000 pa
- Whole unit approx. 6,000 sq ft @ £30,000 pa
- **Currently under refurbishment**
- Excellent location

Location

The property is located conveniently close to the A52 close to the village of Ednaston and Brailsford. Brailsford is a small village in Derbyshire on the A52 midway between Derby and Ashbourne.

The property has excellent transport links being 7.4 miles from the A38 and 5.3 miles from the A515. The M1 is only 17 miles away, M6 Toll 30 miles and the M42 only 39 miles. Other major towns and cities in the area include Derby which is only 10 miles away, Nottingham 24 miles, Stoke-on-Trent 27 miles and Stafford 33 miles.

Accommodation

The unit available is a whole or can be split into two units. Areas available include approx. 2,500 sq ft, approx. 3,500 sq ft or approx. 6,000 sq ft. It is a steel portal frame unit with concrete floors, breeze block and clad sides with profile pitched clad roofs with sky lights. New cladding to the wall and roof currently being fitted.

Rent

Rents from £13,000 pa

Approx 2,500 sq ft = £13,000
Approx 3,500 sq ft = £17,000
Approx 6,000 sq ft = £30,000

Tenure

The units are available on a new full repairing and insuring lease, terms to be agreed.

Planning

The property has the benefit of use Class B8 for storage and distribution and falls within Derbyshire Dales District Council. Further enquiries can be made on 01629 761 336.

Services

We understand that mains water and electricity are provided to the units. Sewage will be via septic tank. Electricity will be separately metered and it will be the tenants responsibility to pay for usage from the date of occupation. Reasonable water usage will be covered within the service charge as well as the cost of maintaining the septic tank.

Service Charge

There will be an annual service charge for the maintenance and upkeep of the common areas.

Outgoings

The tenant will be responsible for all outgoing from the date of occupation.

Rates

The property is not yet rated but the tenant will be responsible for the rates from the date of occupation once it has been assessed.

Insurance

The landlord is responsible for insuring the building which will be recharged to the tenant on an annual basis.

Deposit

A two month deposit will be held for the duration of the tenancy.

EPC

TBC

VAT

Howkins and Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

Viewing

Strictly by appointment with Howkins & Harrison LLP. Please contact the Atherstone office on 01827 721380.

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/so no assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. These particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract. We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 721380

Email athcommercial@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

rightmove
find your happy



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.