

Sinfin

COMMERCIAL PARK

Sinfin Lane, Derby DE24 9GL

Unit A To Let

A substantial industrial premises comprising;
Production, storage & distribution, office, and showroom space
207,477 SQ FT (19,275 SQ M)

£2.50psf & short-term flexible lease options

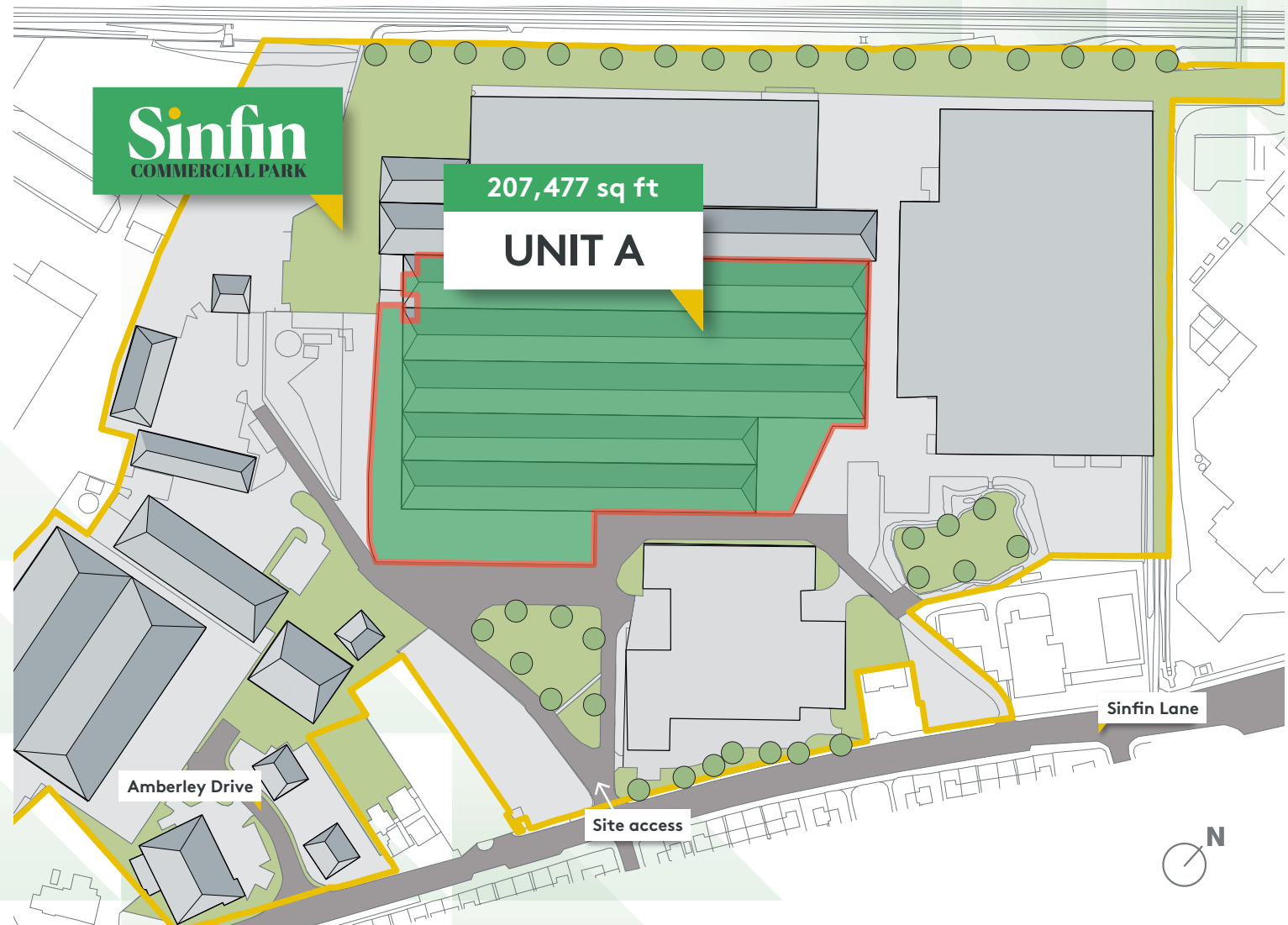


Sinfin Commercial Park is a well-established industrial and logistics location, situated approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A50 circa 4 miles away providing access to the M1 via J24 and J25.

DESCRIPTION

The property provides modern warehouse space and benefits from:

- Secured barriers to entrance and exit
- 8 Dock-level loading bays
- 4 Roller shutter doors
- Minimum eaves height of 3.5m
- Office space



PLANNING

The property benefits from B2 and B8 planning permission, however interested parties should make their own enquiries with the Derby City Council Planning Department on 01332 640795.

RATES

From enquiries of the Valuation Office Agency (VOA) website, the property has a description of 'Factory and Premises' with a rateable value of £241,000 (two hundred and forty-one thousand pounds), with effect from 1st April 2023.

SERVICE CHARGE

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

LEGAL COSTS

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

ANTI MONEY LAUNDERING

The selected purchaser will be required to provide the necessary proof of identification for AML checks prior to solicitors being instructed.



TENURE

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

RENTAL

Available to Rent on flexible arrangements at £2.50psf.

VAT

Rent and Service Charge Subject to VAT.

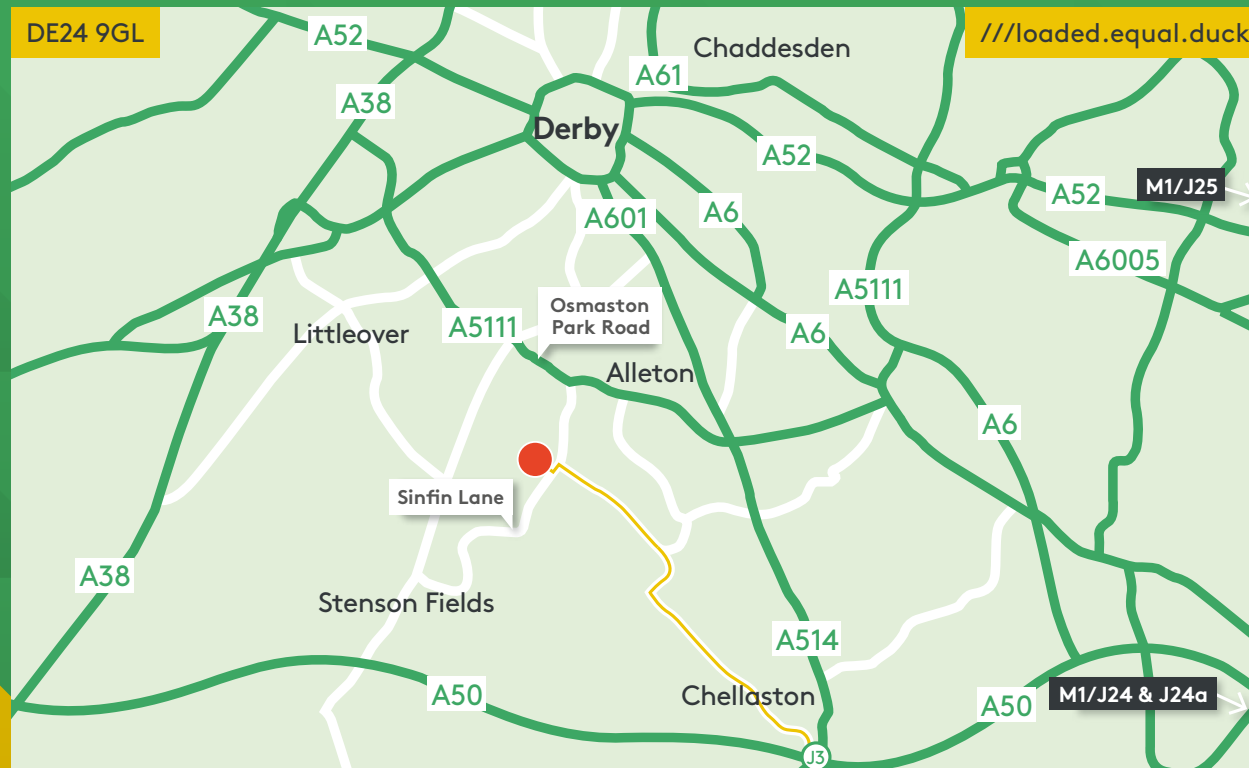
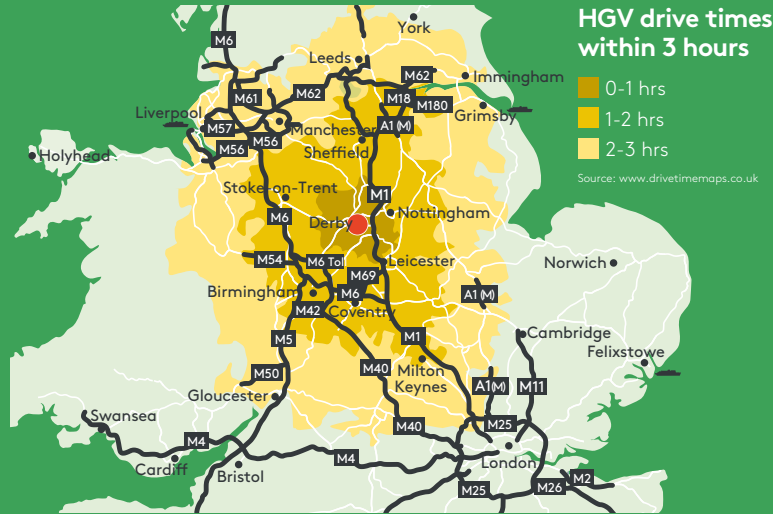
EPC

Unit A has an EPC rating of B.

LOCATION

The property is situated on Sinfin Commercial 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 Beckinsler, Kuehne + Nagel, CEVA, Morrisons and Daher.



DRIVE TIMES



FURTHER INFORMATION



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