

Freehold industrial/warehouse unit situated close to Pentagon Island and the A52

2,664m²
(28,675ft²)

- Good quality unit providing excellent warehouse and/or industrial space
- High quality refurbished offices with canteen and breakout rooms
- Warehouse mezzanines included
- 6 level access loading doors and LED warehouse lighting
- Easy access to the A52, A38 and M1
- Seeking offers in excess of £1.25 million



FOR SALE



Location



Gallery



Video



Contact



Location

The property is situated on Downing Road off Chequers Road, which is conveniently located close to Pentagon Island at the intersection of the A52 (Derby to Junction 25 of the M1 motorway) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway.

The property therefore has good road connections to the M1 motorway, city centre, inner and outer ring roads.

The Property

The property originally comprised three industrial/warehouse units which have more recently been combined and linked together. Within Unit 4 is a smaller self-contained unit which has previously been let out to generate income. This could easily be reinstated by a purchaser.

The warehouse accommodation provides clear span space. There are a couple of mezzanines in situ providing additional first floor storage. The office/canteen has recently been refurbished to a high standard and includes W/C's, kitchen and break out facilities.

Externally there is loading to the front and side of the property with car parking to the front.

The premises benefits from the following specification:

- ❖ 3 phase power
- ❖ Concrete slab floor
- ❖ LED lighting
- ❖ 6 electric roller shutter loading doors
- ❖ W/C's
- ❖ Kitchen facilities
- ❖ Minimum eaves height 4.49 metres rising to 7.50 metres



Accommodation

The property provides the following approximate gross internal floor area:

| Property | M ² | FT ² |
|-------------------------|----------------|-----------------|
| Unit 4 | 955 | 10,280 |
| Unit 5 | 559 | 6,017 |
| Unit 6 | 364 | 3,918 |
| Offices/canteen/welfare | 392 | 4,219 |
| Mezzanine accommodation | 394 | 4,241 |
| Total | 2,664 | 28,675 |

(These figures are guidance purposes only and prospective tenants are advised to their own enquiries).

Business Rates

We note from the VOA website that the premises hold the following rateable value:-

Units 4-6 **£57,000**
Part Unit 4 **£23,500**

The current UBR is 51.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority Derby City Council.





Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The property has planning for:

B2 (General Industrial)
B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of:

| | |
|--------------------|--------------|
| Units 4-6 | C(62) |
| Part Unit 4 | D(79) |

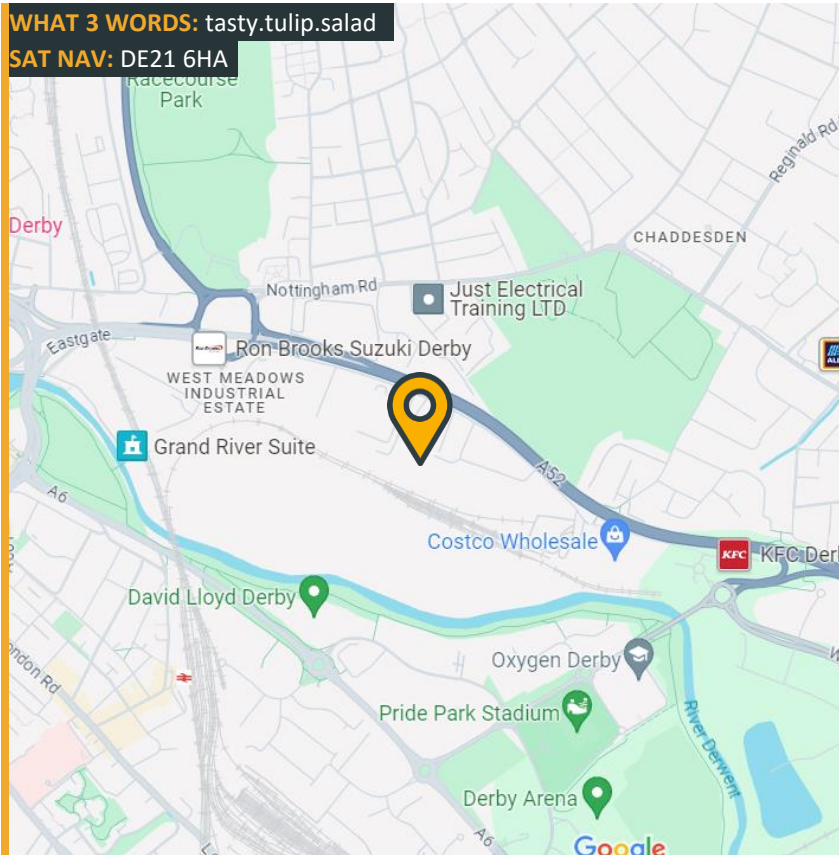
Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser.

As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

WHAT 3 WORDS: tasty.tulip.salad

SAT NAV: DE21 6HA



Price

We are seeking offers for the freehold in excess of:-

£1,250,000

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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23/05/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.