

## Good quality industrial/warehouse unit on popular industrial estate close to Pentagon Island and the A52

279m<sup>2</sup>  
(3,007ft<sup>2</sup>)

- Clear height warehouse accommodation with 6.0 m eaves
- Single storey office with staff welfare facilities
- Forecourt parking and loading bay
- Convenient location off A52/A61 at Pentagon Island
- Immediately available on new lease terms
- Rent £25,560 per annum



**TO LET**



Location



Gallery



Contact



## Location

West Meadows Industrial Estate is conveniently located off Pentagon Island, at the intersection of the A52 (Derby to Junction 25 M1) 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 comprises clear span industrial/warehouse space with single storey office section at the front, including office area, kitchen, stores and W/C.

The premises underwent a comprehensive refurbishment 3 years ago.

Internal eaves height is approximately 6.0m, with access via a roller shutter loading door, together with LED lighting. Externally there is a loading area and parking to the front for approximately 5 cars.



## Accommodation

The premises comprise the following gross internal floor areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>279</b>	<b>3,007</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).





## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: £14,500**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

## Service Charge

A service charge is levied for the upkeep of common areas and management. The current premium for the year is to be confirmed.

## Legal Costs

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

## Planning

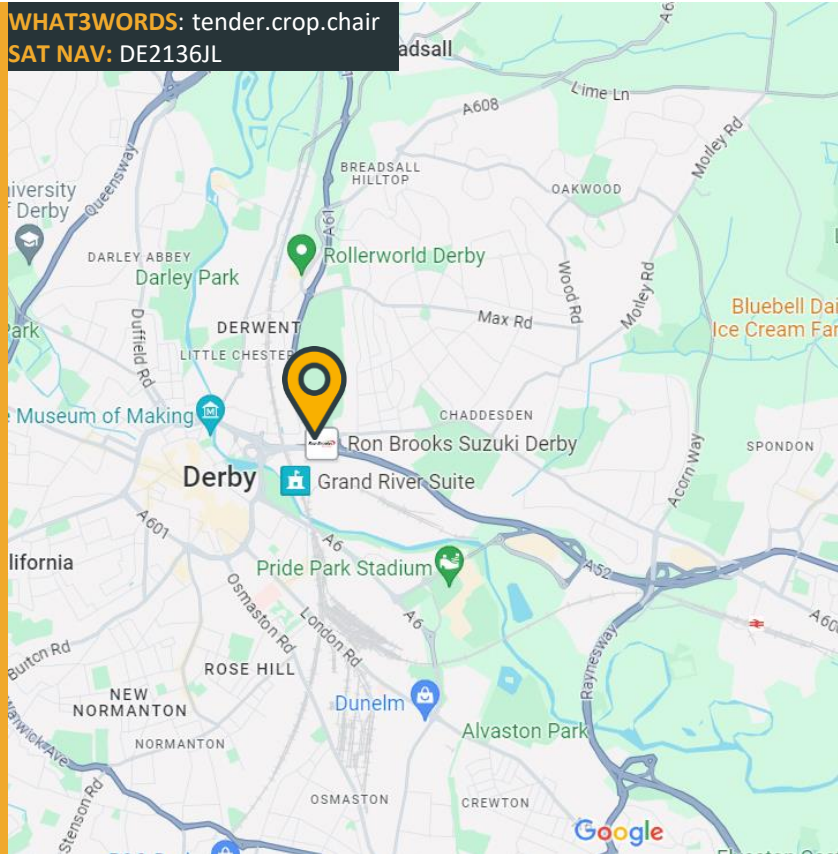
The building has planning for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

## EPC

The property has an Energy Performance Certificate rating of (E).



**WHAT3WORDS:** tender.crop.chair  
**SAT NAV:** DE2136JL



## Rent

The premises are available to let by way of assignment or on new lease terms at a rent of:-

**£25,560 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT.

## Further Information

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

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21/06/2024