

## Refurbished industrial/warehouse unit within close proximity to Pentagon Island and the A52

465m<sup>2</sup>  
(5,010ft<sup>2</sup>)

- Clear span warehouse accommodation with minimum 6.5m eaves
- Electric roller shutter loading door
- Parking and delivery yard to the front
- Situated off the A52 at Pentagon Island
- Available on new lease terms
- Rent £45,090 per annum



**TO LET**



Location



Gallery



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## 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.

West Meadows is popular with trade counter, manufacturers and storage operators alike with local occupiers including Plumb Centre, Europcar, Suzuki/Omoda Car Dealership, Kwik Fit and Motorpoint.

## The Property

The property comprises clear span industrial/warehouse accommodation with an amenity block at the front.

The internal eaves height is approximately 5.9m rising to 6.6m with access via an electric roller shutter loading door. The basic specification includes LED lighting, roof lights, 3 phase power, W/C, concrete floor and parking.





## Accommodation

The premises comprise the following gross internal floor areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
<b>Total</b>	<b>465.43</b>	<b>5,010</b>

## 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.

## Business Rates

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

**Rateable value: £21,500**

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

## Planning

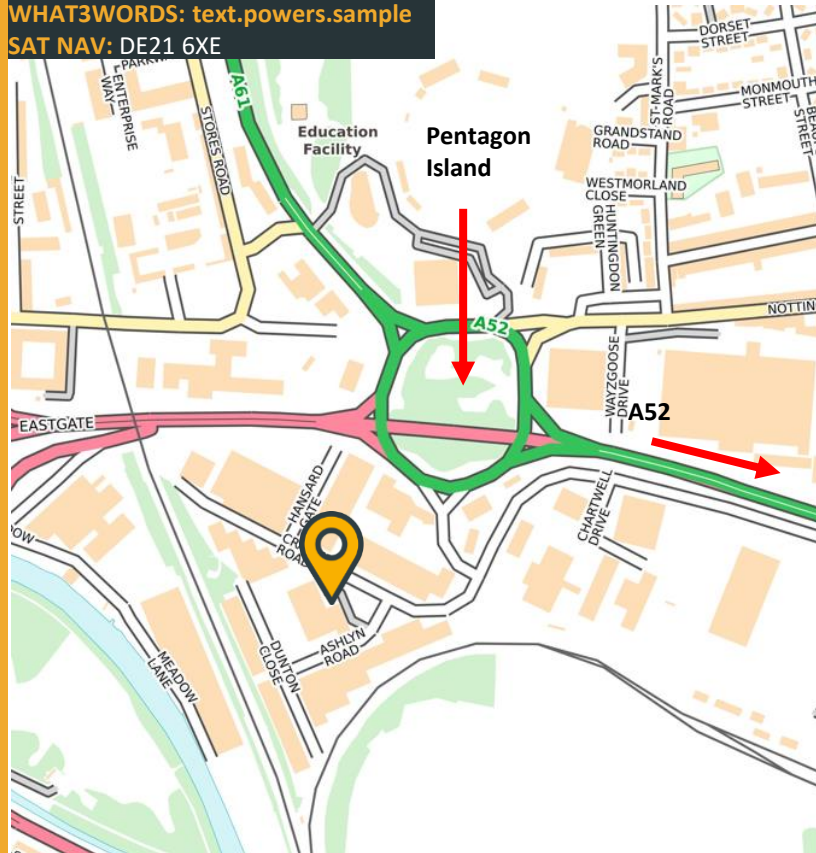
The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries of Derby City Council.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of C(66).



WHAT3WORDS: text.powers.sample  
SAT NAV: DE21 6XE



## Rent

The property is available to let by way of a new lease for a minimum term of 3 – 5 years at a rent of:

**£45,090 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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