

Unit 1a | 92-124 Wiltshire Road | Chaddesden | Derby | DE21 6EZ

## Good quality warehouse/storage unit close to the A52 and Derby City Centre

126m<sup>2</sup>  
(1,356ft<sup>2</sup>)

- Leasehold opportunity comprising workshops/garage space
- Within 1.3 miles of Pentagon Island which connects to the A52
- Clear span warehouse unit
- 3-phase power
- Recently refurbished
- Available on new lease terms
- Rent £16,000 per annum



**TO LET**



Location



Gallery



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Location



Gallery



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## Location

The property is located on Wiltshire Road, Chaddesden, one of Derby's largest suburbs. It is approximately 1.3 miles east of Pentagon Island, which connects to the A52 and the A61.

The M1 motorway lies approximately 10 miles to the east at Junction 25 accessed via the A52. The A38 is approximately 2.3 miles north accessed via the A61.

## The Property

The property comprises a mid terraced industrial/warehouse unit. The premises benefits from clear-span warehouse accommodation, one electric roller shutter door and can suit a number of uses including motor trade.

Externally there is a shared yard and a loading area to the front. The property sits within a fenced and gated yard which has 24 hour access.

The specification includes:-

- LED Lighting
- Electric roller shutter loading door
- 3 Phase Power
- Concrete slab flooring
- W/C Facilities





## Accommodation

The premises comprise the following gross internal floor areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
Unit 1a	126	1,356

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

## Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council. Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

## Legal Fees

Each party is to be responsible for their own professional and legal fees.

## Energy Performance Certificate

The property is to be assessed imminently so please contact the agent for more information.

## Business Rates

The property is currently being accessed so please contact the agent for more information.



Location



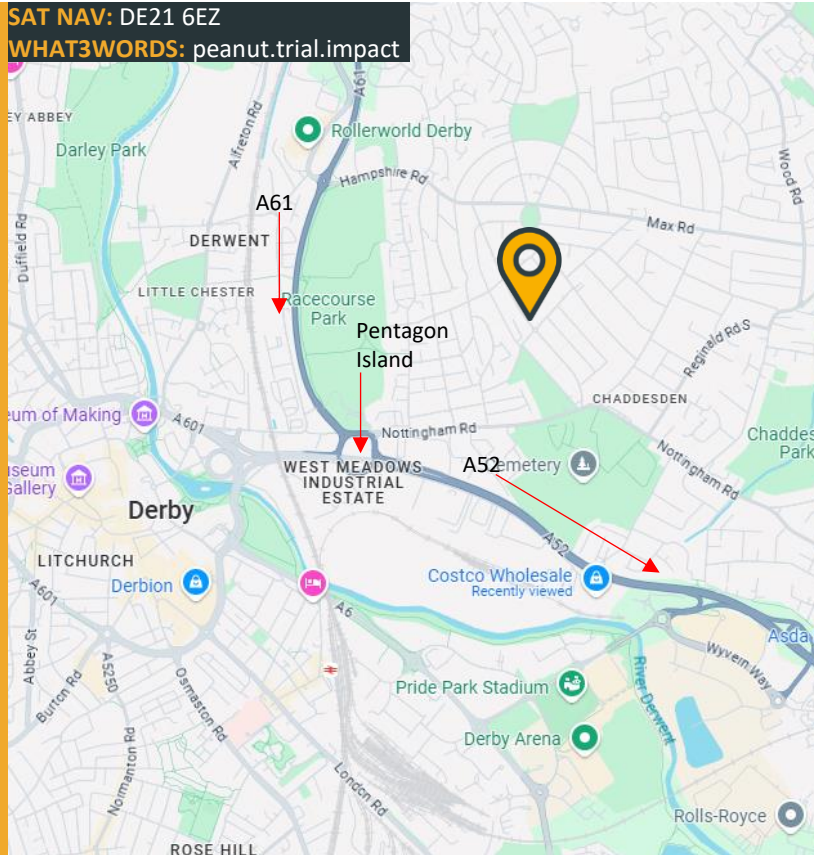
Gallery



Contact

**SAT NAV:** DE21 6EZ

**WHAT3WORDS:** peanut.trial.impact



## Rent

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

**£16,000 Per Annum**

## VAT

We can confirm all figures 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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