

2b Aspen Business Park | Spondon | Derby | DE21 7SG

## Hybrid warehouse unit with comprehensive office space and storage accommodation close to the A52

505m<sup>2</sup>  
(5,440ft<sup>2</sup>)

- Modern warehouse unit
- Extensively fitted with two-storey offices
- Convenient accessible location
- Situated off the A52
- On site parking with front storage area
- Immediately available on new lease terms
- Rent - £20,000 per annum



**TO LET**



Location



Gallery



Video



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## Location

The property has excellent access to the A52 which ultimately leads to the M1 Motorway at Junction 25 which is approximately 4 miles east of Derby City Centre.

## The Property

The building comprises of an end terraced unit which provides good quality office space with storage space on the ground floor. The property benefits from parking at the front and an onsite storage area.

The specification includes:-

- ❖ Suspended ceilings with lighting
- ❖ Air conditioning
- ❖ Full height roller shutter door
- ❖ 3 phase power
- ❖ Kitchenette
- ❖ W/C and shower facilities
- ❖ Concrete flooring
- ❖ Fibre cabling
- ❖ Maglock doors

## Accommodation

We calculate the following gross internal floor areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
Ground floor offices	252	2,720
First floor offices	252	2,720
<b>Total</b>	<b>505</b>	<b>5,440</b>





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## Business Rates

We understand the property has the following rateable value:

**£18,250**

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

## Legal Costs

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

## Planning

Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of D(87).





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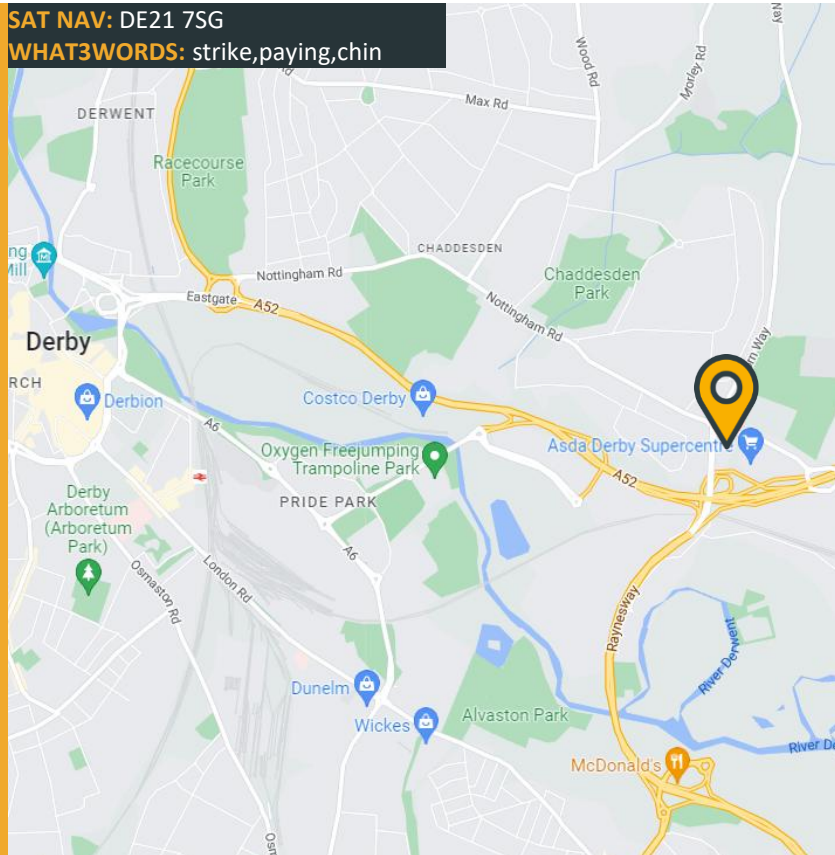
Video



Contact

**SAT NAV: DE21 7SG**

**WHAT3WORDS: strike,paying,chin**



## Rent

A new lease is available on new lease at a rent of:

**£20,000 per annum**

## VAT

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