

To Let

Warehouse/Industrial Unit 3,000 sq ft (278.7 sq m)

Unit 10 Dunton Close, West Meadows Industrial Estate, Derby, DE21 6XB



- Popular estate located off the Pentagon Island
- Excellent road communications via A38, A50 and A52
- Automated shutter loading door
- Eaves height 12'0" (3.66m)
- Forecourt car park and loading apron

01332 295555 raybouldandsons.co.uk

Location

The West Meadows Industrial Estate is an established industrial/business location which runs parallel with the A52 and is accessed immediately off Pentagon Island at the junction with the A52 and the A61/A38.

Junction 25 of the M1 motorway is located approximately 7 miles to the East, junction 28 of the M1 is 17 miles to the North and junction 15 of the M6 at Stoke is 37 miles to the South West.

The Premises

The subject premises comprise a warehouse/industrial unit of steel portal frame construction having full height cavity walls beneath a pitched roof.

Internally, the accommodation is arranged to provide a works office, canteen/kitchenette, Ladies and Gents WC facilities and an open plan workshop/storage area with an eaves height extending to 12'0" (3.66m).

Outside there is forecourt car parking for approximately 3 cars in addition to the loading apron.

Accommodation

Measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

Unit 10: 3,000 sqft (278.7 sqm)

Services

We understand that mains water, drainage and electricity are all available.

There is a three phase electricity supply.

A gas fired industrial space heater has been installed.

Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non Domestic Rates as follows:

Workshop and Premises Rateable value: £12,250

The current multiplier by which rates payable may be calculated is 0.499.

All rating information should be verified with the Rating Dept. at Derby City Council who can be reached on 01332 293111 or by email at business.rates@derby.gcsx.gov.uk

Small Business Rate Relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

You should contact your local council to apply for small business rate relief.

If you use more than one property

When you get a second property, you'll keep getting any existing relief on your main property for 12 months.

You can still get small business rate relief on your main property after this if **both** of the following apply:

- none of your other properties have a rateable value above £2,899
- the total rateable value of all your properties is less than £20,000 (£28,000 in London)

The above information has been extracted from the Government's own website:

www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

Town & Country Planning

We understand that the premises have the benefit of existing planning consent for Industrial and warehouse uses.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available shortly.

Terms

The premises are available to let by way of a new lease drawn on a full repairing and insuring basis and for a term of years to be agreed.

Rent

Upon application

Value Added Tax

Value added tax is payable on the rent and any service charge costs.

Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested from the successful tenant at the appropriate time.

More Information and Viewing Arrangements

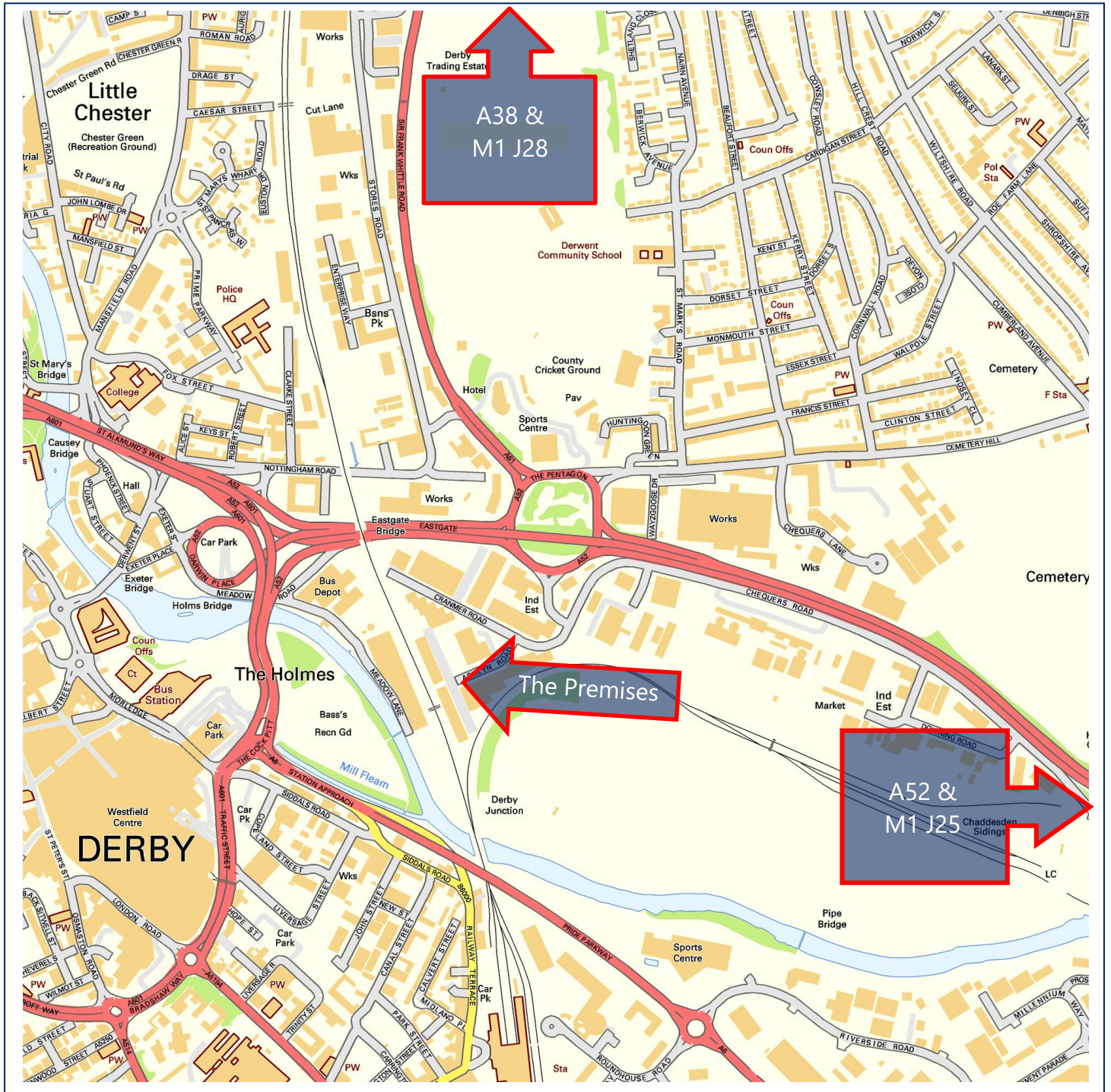
For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

Subject to contract and availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk