

## To Let

# Modern Hybrid Business Unit

**3,645 sq ft** (339 sq m) including mezzanine floor

Unit 1 Riverside Park, East Service Road, Raynesway, Derby, DE21 7BF



- Modern hybrid business unit
- Offices and warehouse/store with good quality modern office and canteen to the mezzanine floor
- Suit variety of uses – subject to any necessary consents
- Good access to A50 and A52 trunk roads

01332 295555

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## Location

Derby is an important East Midlands city located at the intersection with the A38 and A52 trunk roads providing access to junctions 25 (Sandiacre) and 28 (South Normanton) of the M1 motorway network.

The A50 can be accessed via the A52 and Raynesway which links junction 24 of the M1 at Kegworth with junction 15 of the M6 at Stoke. The A42/M42 can also be accessed via the M1 at junction 23a.

and located immediately off the East Service Road at Raynesway.

## The Property

The subject premises form part of a modern development of similar units built in 1999 and comprise a modern detached steel frame business unit having full height cavity brick and block external walls beneath a pitched roof overlaid with steel profile cladding.

The accommodation is currently arranged to provide a ground floor open plan showroom/office and a warehouse/storage facility with a useful mezzanine creating additional floor space over the warehouse.

There is a single person disabled lift to the rear of the office/showroom providing access to the first floor.

The first floor provides open plan office, over the showroom/office, together with a recently installed canteen, small office/store and a high quality private office/meeting room.

The premises are finished to a good specification including:

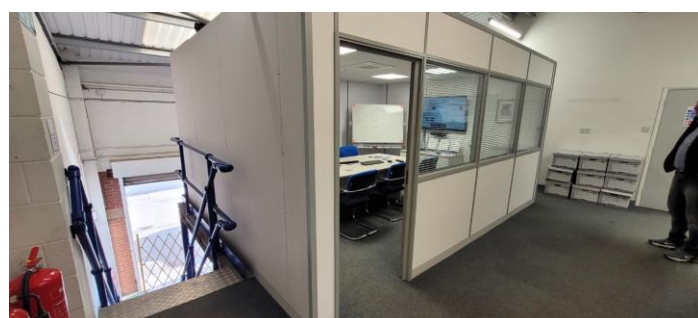
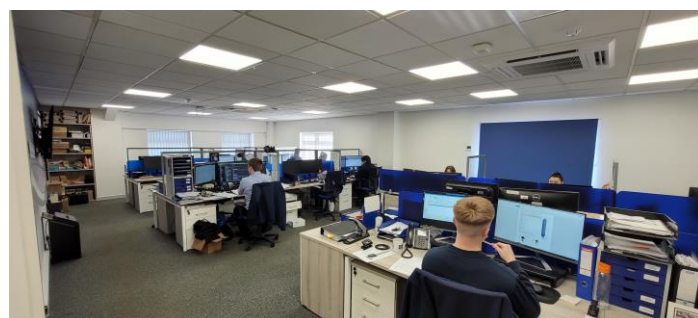
- Partial comfort cooling
- Gas fired central heating to ground floor office/showroom
- 3 phase power supply
- Automated loading door
- Automated security shutters to the ground floor windows and personnel entrance door
- Car parking and loading apron
- Suspended ceilings with integrated lighting to the office accommodation
- Ladies and Gents WC's.
- Single person disability lift

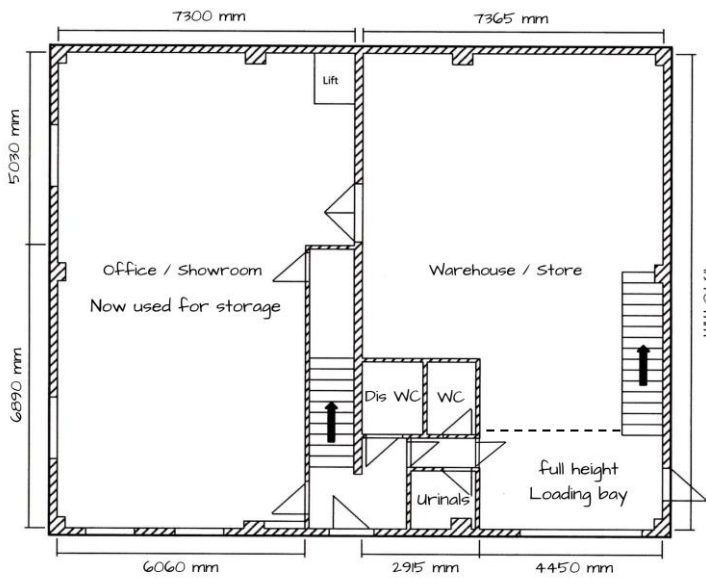
## Accommodation

The accommodation has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

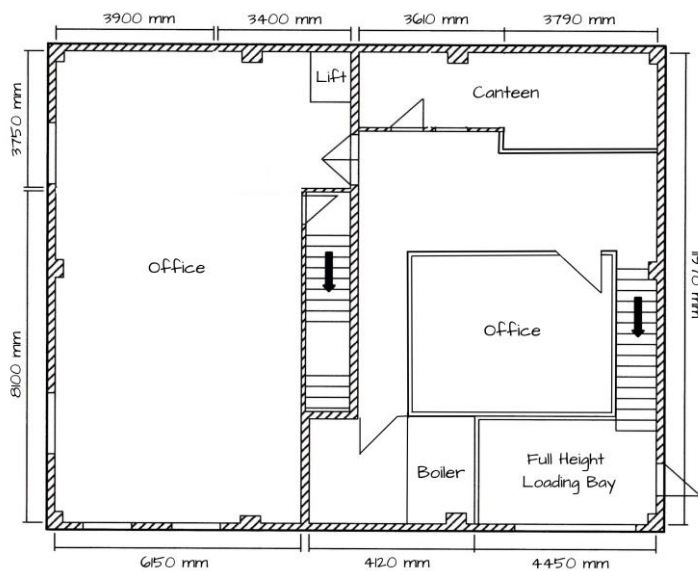
Ground Floor:	1,898 sq ft (176 sq m)
First Floor:	945 sq ft (88 sq m)
Mezzanine:	802 sq ft (75 sq m)
<b>TOTAL</b>	<b>3,645 sq ft (339 sq m)</b>

Dimensions, distances and floor areas are approximate and given for guidance purposes only and interested parties should satisfy themselves that these are correct and adequate for their requirements.

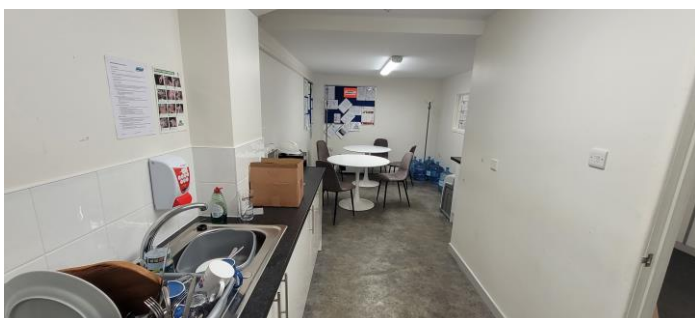
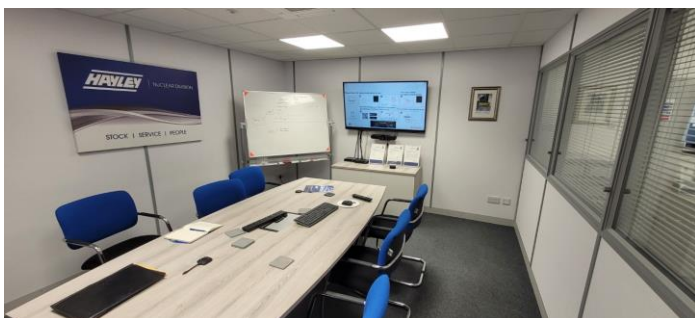




Indicative Ground Floor Layout - Do Not Scale



Indicative First Floor Layout - Do Not Scale



## Services

Mains water, drainage, gas and electricity are all available and connected.

Purchasers/tenants should make their own investigations to ensure that the capacity of the mains services is adequate for their specific requirements.

## Non Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non Domestic Rates as follows:

Office and Premises: Rateable Value: £21,750

**This is not what you will pay.** Interested parties should make their own enquiries of Derby City Council to determine actual liability.

## Town & Country Planning

We believe that the premises have the benefit of existing planning consent for uses falling within Class B1 (light industrial), B2 (general industry) & B8 (warehouse/distribution) of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

## Terms

The premises are available to let by way of a new lease drawn on a full repairing & insuring basis and incorporating regular rent reviews where appropriate.

## Contribution to Foul Water Pump

The occupier is required to pay a 1/5<sup>th</sup> contribution towards the servicing and power supply for the foul water drainage pump serving the 5 units within this scheme. This charge will be made annually and is payable to the original developer.

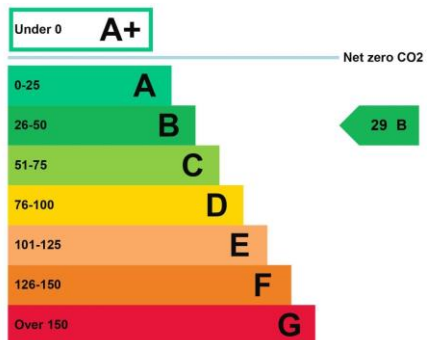
## Rent

Upon application.

## VAT

We are advised that VAT will **not** be payable on the rent but **will** be payable on the foul pump charge.

## Energy Performance Certificate



## Legal Costs

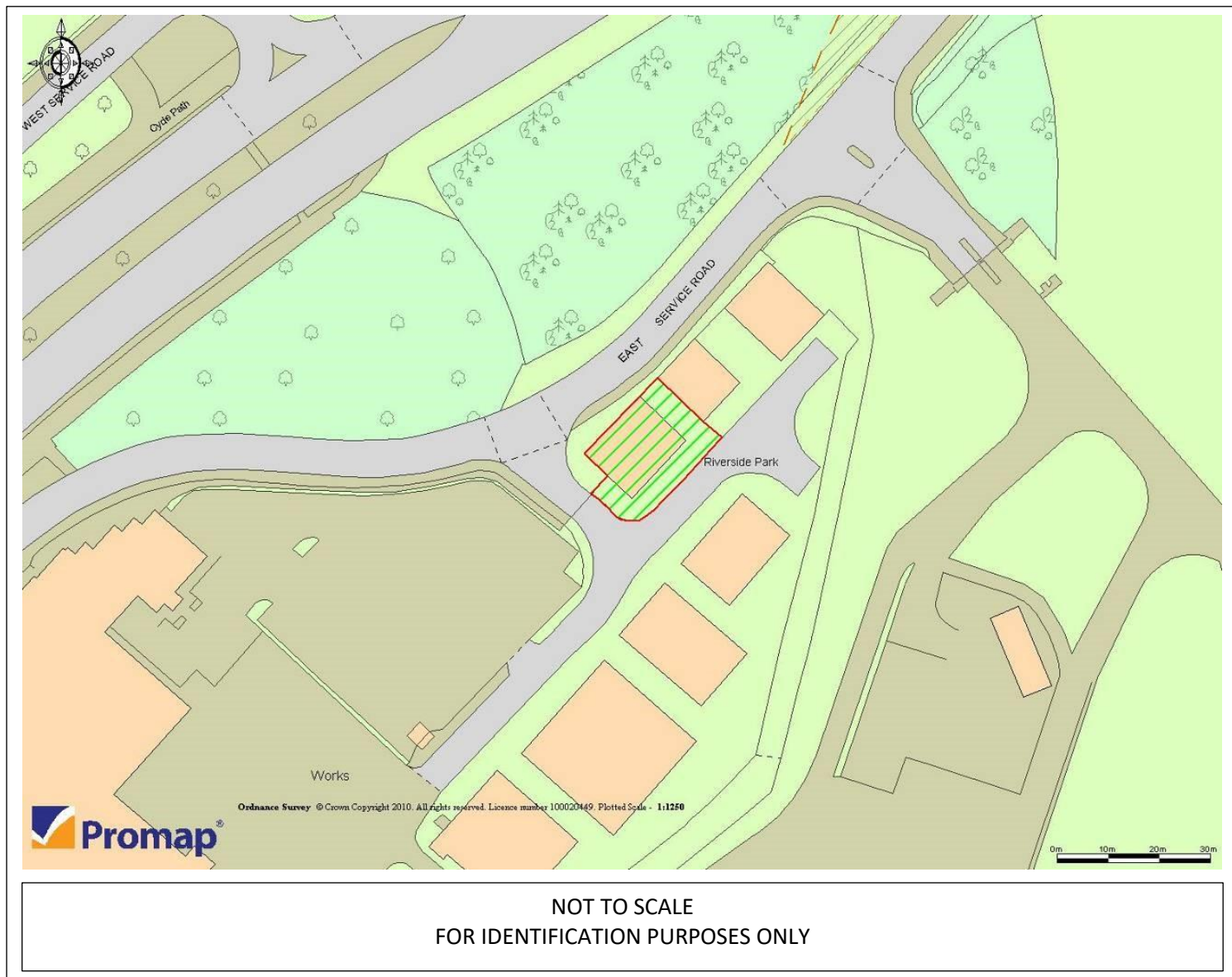
Each party to the transaction will bear their own legal costs.

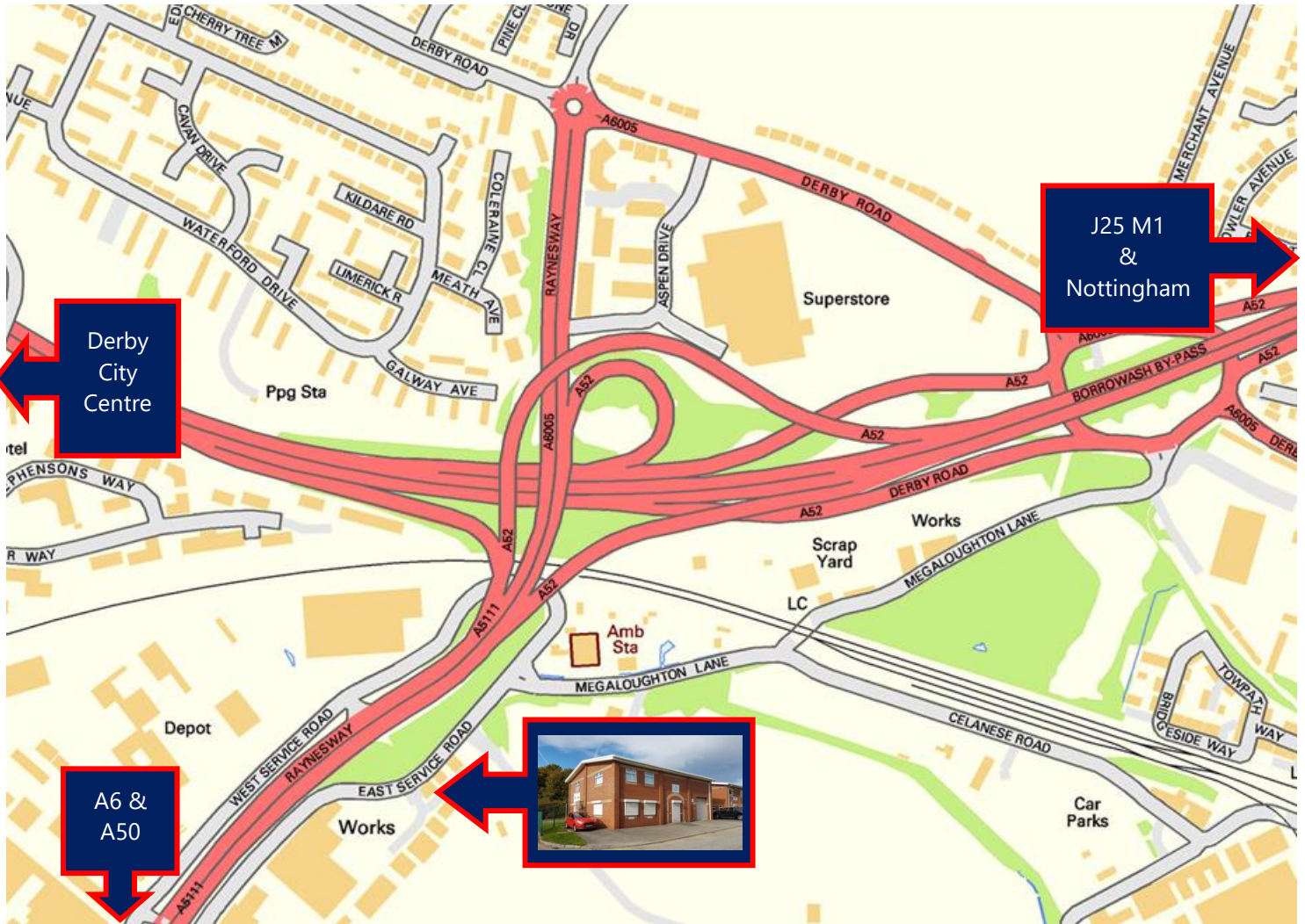
## Viewing and further information

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)





**Misrepresentation Act 1991**

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