

To Let

Modern Industrial Unit – built 2022

1,128 sq ft (105 sq m)

Unit 3 A G Business Estate, Lowman Way, Hilton Business Park, Hilton, Derby, DE65 5UA



- Modern industrial unit in gated courtyard scheme
- Includes built-in office and WC
- Automated loading door
- 6.5 m eaves height
- 4 dedicated car parking spaces
- Motor parts may be considered but no vehicle repairs, tyre depot etc

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Location

Hilton is a village in South Derbyshire with Burton on Trent 5 miles to the south and the city of Derby 9 miles to the north-east.

The premises are situated on the Hilton Business Park, less than a mile from junction 5 of the A50 which links junction 24 of the M1 with junction 15 of the M6.

Lowman Way is accessed from The Mease.

The A G Business Estate comprises a development of 7 industrial units arranged in two blocks, comprising a pair of semi-detached units and a terrace of 5 units within an enclosed courtyard.

The Property

Built in 2022, the subject premises comprise an end of row steel frame industrial unit.

Internally, the accommodation comprises an open plan workshop area having an eaves height of some 6.5m, an automated loading door and high bay LED lighting.

There is a built-in office with laminate floor cladding, double glazed window, melamine surfaced wall cladding and surface mounted LED lighting units.

A base unit with stainless steel sink has been installed to the rear wall of the office to create a 'tea-point'.

A single WC is installed to the rear of the unit.

There are 4 dedicated car parking spaces, including one disability space, immediately in front of the premises.

Accommodation

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

Gross Internal Footprint: 1,128 sq ft (105 sq m)

Services

Mains electricity, water and drainage are available and connected.

There is a 3-phase power supply rated at 80 amps per phase.

We have not tested any services or installations and interested parties should make their own enquiries to establish whether the supply/installations are adequate for their purpose.

Non Domestic Rates

Workshop and Premises

Rateable Value: £6,800 (2023/24)

Rate in the Pound: £0.499

Small Business Rate Relief

You can get small business rate relief if:

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

You will not pay business rates on a property with a rateable value of £12,000 or less.

The above has been extracted from the Government's own website and more information in this regard can be found here:

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Please note that you will have to apply for Small Business Rates Relief via the Local Charging Authority.

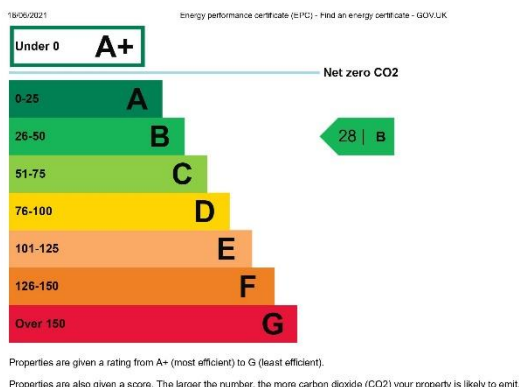
Town & Country Planning

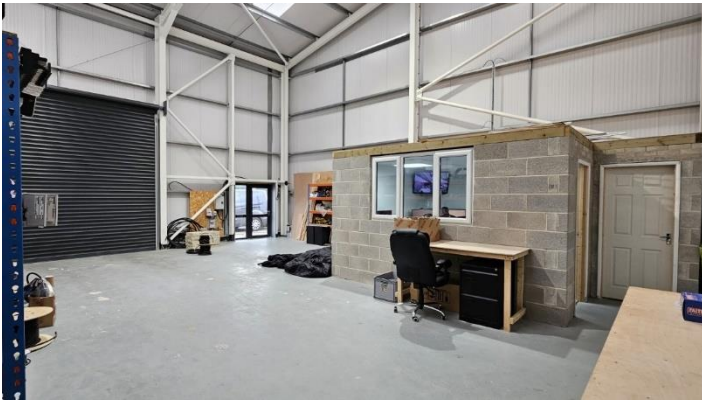
Planning permission was in January 2020, under application ref: DMPA/2020/0039 for 'The erection of 7no. light industrial units (B1(c) use)...'

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 specific proposed use of the premises.

EPC

An energy performance certificate can be made available on request.





Estate Layout Plan
 Unit 3 and Car Parking Spaces
 are shown coloured red
 For Identification Only
 Not to Scale

Terms

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

Rent

Upon application.

VAT

We are advised that VAT **will** be payable on the rent paid.

Legal Costs

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

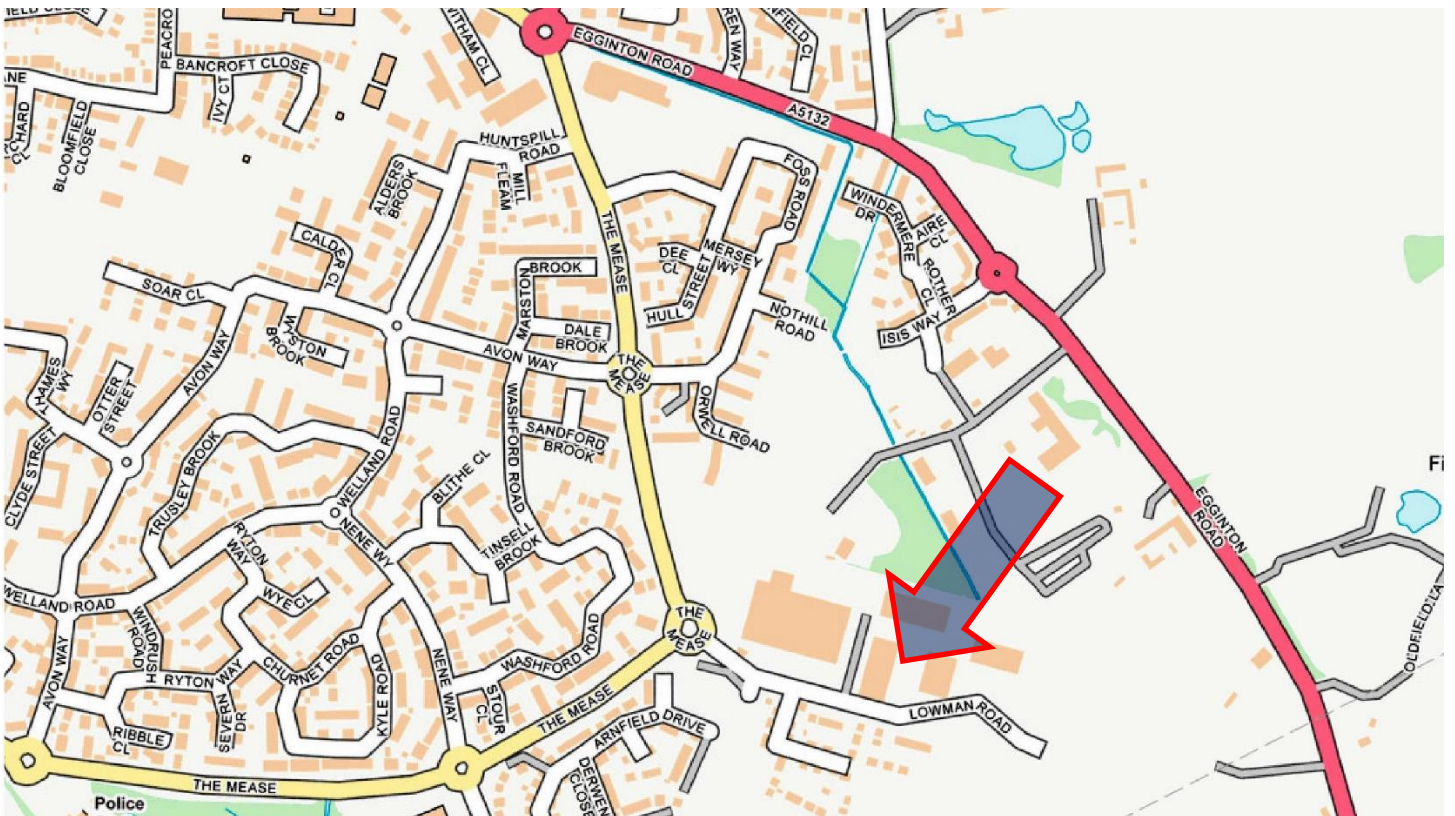
Viewing:

All Viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

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