



Industrial Warehouse Opportunity

To Let

7,708 sq ft

The Space

The premises is arranged over the ground and first floors and provides warehouse, office, W/C and staff welfare space.

The unit comprises the below floor areas:

Ground Floor: 5,607 sq ft

FF Office: 484 sq ft

Ancillary Warehouse: 1,614 sq ft

Total: 7,708 sq ft

Plus Storage Mezzanine floors:

2,195 sq ft

(1,625 sq ft & 570 sq ft)

Total Site Area: 0.65 acres

Lake House Parcel Terrace Derby DE1 1LQ

Industrial Warehouse / Trade Counter Unit

Highlights

- Self-contained site
- Fitted trade counter reception
- Large external yard area
- Flexible lease terms available

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Description

The premises comprises a detached clear span steel portal framed warehouse, which benefits the following specification:

- Eaves height: 4m rising to 6.5m at the apex
- 2 level access doors with canopy
- Fitted Trade Counter reception
- 2 Mezzanine floors
- First floor integral office
- Staff welfare facilities
- Large car park / storage yard
- Additional recently built ancillary warehouse with separate level access and 5m clear working height.

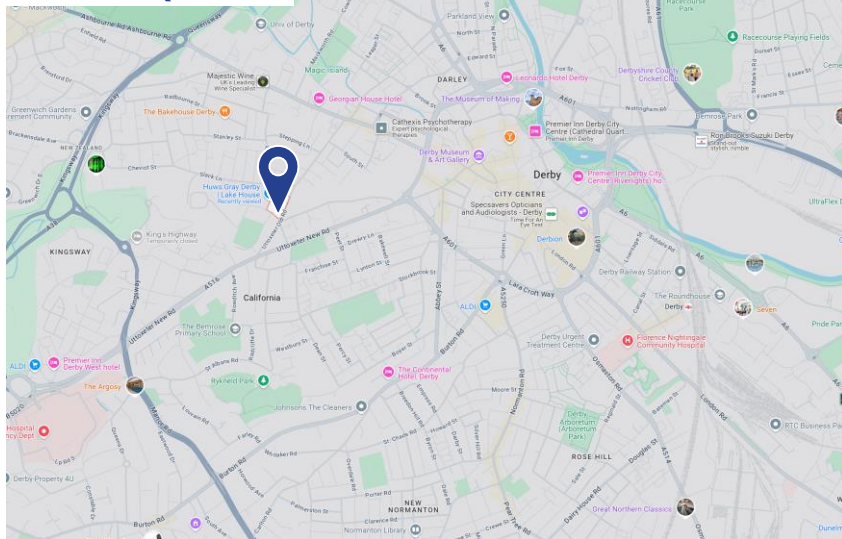
Terms

The unit is available by way of a new direct lease on terms to be agreed.

VAT

This property is elected for VAT.

Postcode:
DE1 1LQ



Location

Lake House is prominently located on Parcel Terrace, strategically situated close to Derby city centre. The property benefits immediate access to a range of amenities including retail outlets, professional services, cafes, and restaurants.

Main road networks including the A52, A38, and M1 are also easily accessible, providing direct transport links across the UK, including major cities such as Birmingham, Nottingham and London.

Rateable Value

To be assessed.

Energy Performance Certificate

Available on request.

Contacts

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