

TO LET

INDUSTRIAL / WAREHOUSE UNIT

CELEBRATING
25 YEARS
OF PROPERTY
CONSULTANCY

Unit D, Barrow Bridge Industrial Estate
Sinfin Lane, Barrow on Trent
Derby, DE73 7HH



Rent: £100,000 p.a.x. plus VAT

- Approximately 1,479.55m² / 15,925 sq. ft. gross internal.
- Eaves height approximately 6m / 20'.
- Forming part of a small, secure Business Park, superb, strategic location within 2 miles of the A50.



Phillip Randle Partner

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Location

The site occupies a superb, strategic location within close proximity of the A50, lying approximately 7 miles to the south of Derby City Centre. There is excellent access to the national road network provided by the A50, all major regional centres and East Midlands and Birmingham International Airports.

General Matters & Proposed Development

The land to the north and east of the site has planning permission for development that may commence within the next three years, which will include the construction of a service road. There may also be some future discussions about altering the position of the service doors but obviously not to be of any detriment or inconvenience to the tenant. There will of course be full liaison with the developer if the development does proceed.

The building as it stands will be let with the use of two of the four service doors, one at either end of the front elevation.

Description

A modern, detached unit constructed circa 2006, which is of steel, portal frame construction with cavity brick and concrete block elevations to the lower sections to part (approximately 2.13m), with the remainder of the elevation being of insulated, profile steel cladding. The latter extends to the insulated pitched roof and which incorporates translucent lights. Internally, there is a timber partitioned reception office with personnel door access and to the rear, a staff room. There are also, located centrally, concrete block constructed male and female toilet facilities.

Accommodation

All areas referred to in these particulars are approximate.

49.40m x 29.95m – 1,479.55m² / 15,925 sq.ft. gross internal

Services

Mains electricity (3 phase), water and drainage are connected to the premises.

Rates

Rateable Value : £51,000

(South Derbyshire District Council)

Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the energy performance certificate is available upon request.

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

Rent

£100,000 per annum exclusive which is payable quarterly in advance by standing order / direct debit. The rent will be subject to upward only reviews at three yearly intervals.



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Value Added Tax

The rent is to be subject to value added tax.

Service and Management Charge

There will be a service and management charge payable to the Landlord in respect of the maintenance, repair and administration of all communal areas including the roadway, landscaping, common services, refuse stores and so forth.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Contact: Phillip Randle
Tel: 01283 500030
Email: phil@salloway.com

5766/5-50
629012



Phillip Randle Partner

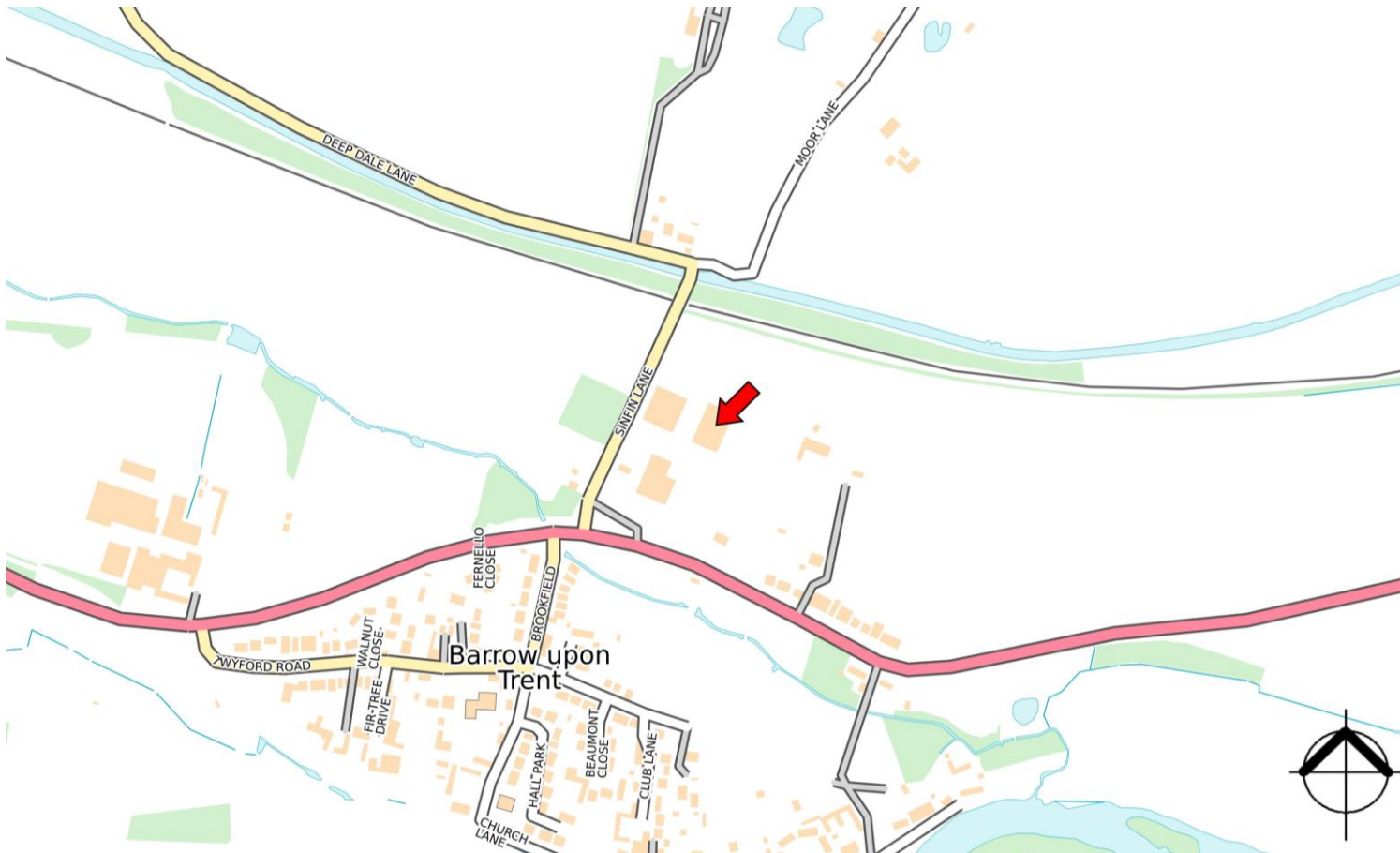
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