

# Sinfin

**COMMERCIAL PARK**

Sinfin Lane, Derby DE24 9GL

## Unit F To Let

DETACHED INDUSTRIAL WAREHOUSE FACILITY

66,392 SQ FT (6,168 SQ M)



Sinfin Commercial Park is a well-established industrial and logistics location, situated approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A50 circa 4 miles away providing access to the M1 via J24 and J25.

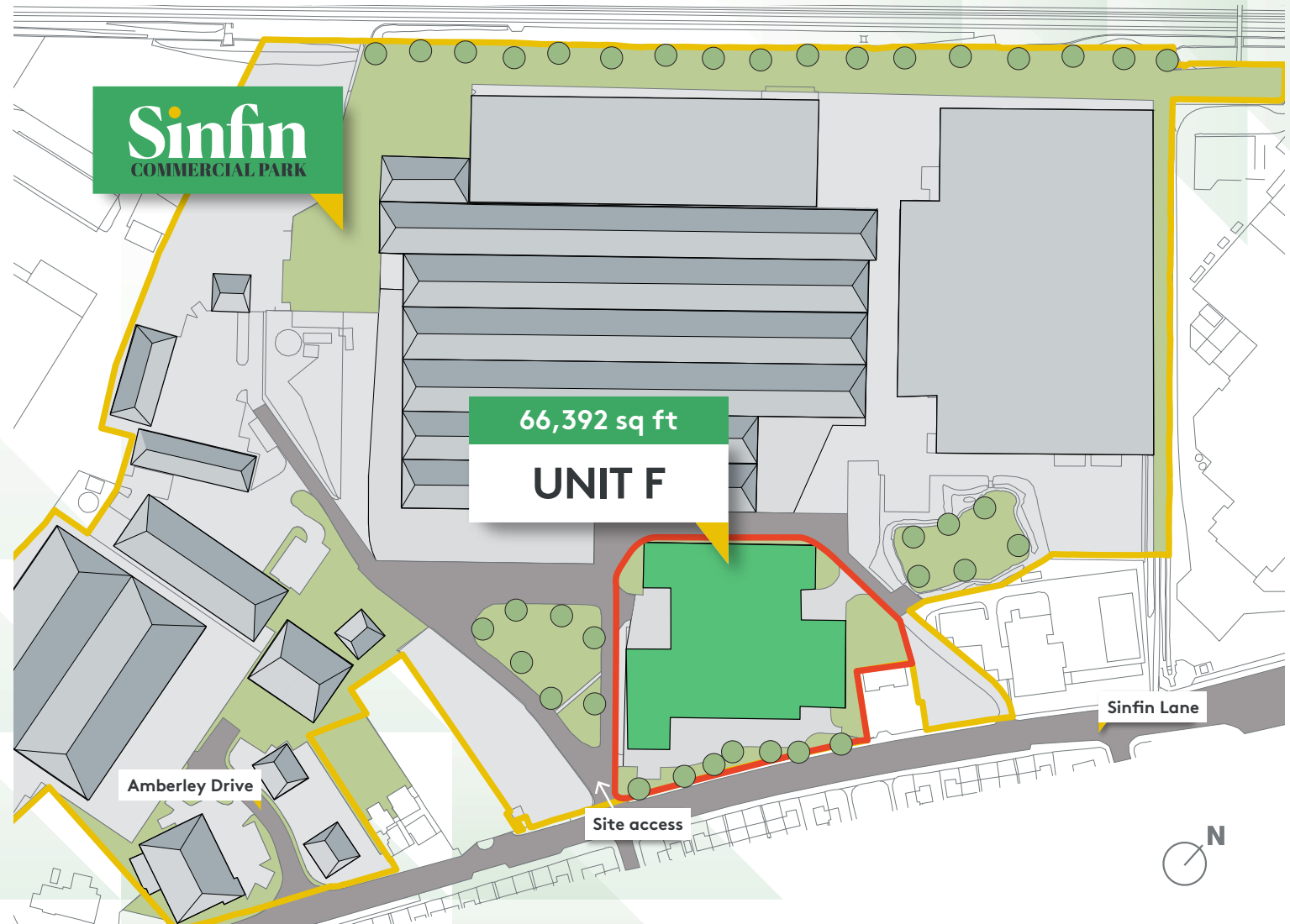
## DESCRIPTION

The property provides modern warehouse space and benefits from:

- 3 Roller Shutter doors
- Minimum eaves height of 5.5m
- CCTV & Barrier entry system
- Internal offices
- Sprinkler system

## OPEN STORAGE PLOTS

Open storage plots up to 4.5 acres available subject to separate negotiations.



## PLANNING

The property benefits from B2 and B8 planning permission, however interested parties should make their own enquiries with the Derby City Council Planning Department on 01332 640795.

## RATES

The building is currently listed on the Valuation Office website as having a rateable value of £179,000. Any further investigations should be directed to the local billing authority.

## SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

## LEGAL COSTS

Each party to bear their own costs incurred in connection with this transaction.

## ANTI MONEY LAUNDERING

The selected purchaser will be required to provide the necessary proof of identification for AML checks prior to solicitors being instructed.



## TENURE

The unit is available on a new lease on terms to be agreed.

## RENTAL

From £4 per sq ft per annum.

## VAT

Rent and Service Charge Subject to VAT.

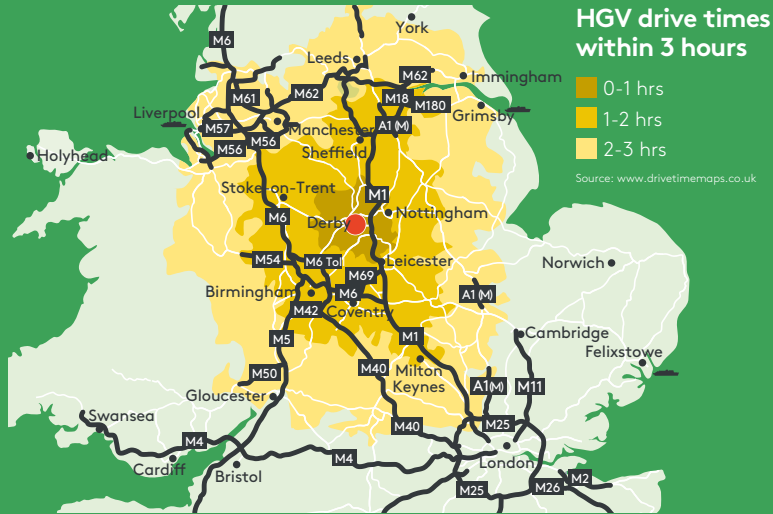
## EPC

Unit F has an EPC rating of D.

# LOCATION

The land is situated on Sinfin Industrial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Major occupiers in close proximity include Rolls Royce (World headquarters) and Reckitt Beckinsler, Kuehne + Nagel, CEVA, Morrisons and Daher.



## DRIVE TIMES



## FURTHER INFORMATION

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