



FEATURES

- Available to rent in shell condition
- Potential for landlord to fit out
- Total approx. floor of 21,550 ft²
- Steel portal frame
- Approx. One acre site
- 2 x single storey industrial/warehouse
- Reception area, offices & small mezzanine
- Prominent location parallel to the A52
- Palisade fencing around perimeter of site
- B2/B8 use

Rent - £80,000 pax

2 x Industrial Units with Yard Area

50 Chequers Road
West Meadows Ind. Est.
Derby DE21 6EN

OVERVIEW

The property comprises two detached single storey industrial units. Both units are of a steel portal frame construction with corrugated sheet roofing.

The larger of the two units has a reception area and offices to the front and an open plan warehouse to the rear. Minimum eaves height is 2.5 meters and maximum eaves height is 6 meters. There are two roller shutter doors to the rear and one to the front.

The smaller of the two units is predominantly open plan warehouse space with a minimum eaves of 3 metres and maximum of 3.75 metres. There are front and rear roller shutter door.

There are approximately 32 parking spaces to the front and side of the site. To the rear of the property there is a good size yard with a delivery entrance.

The site has steel palisade fencing around the whole perimeter, with large access gates to the front and rear of the site.

Floor Areas - Right Hand Side Unit

Main warehouse – 1,064 m² / 11,453 ft²
Offices and reception – 117 m² / 1,259 ft²
Mezzanine – 80 m² / 861 ft²

Floor Areas - Left Hand Side Unit

Warehouse – 741 m² / 7,976 ft²

Total Floor Area - 2,002 m² / 21,549 m²

Measurements are to Gross Internal Floor Area.

Site area

1.07 Acres/ 0.43 Hectares

TO LET

Lease Terms

The property is available to let on flexible lease terms.

Services

We understand the property to have mains electricity (3 phase), water and drainage. The two main units are heated via oil powered hot air blowers.

Business Rates

The property has a rateable value of £74,000 with effect from 1 April 2023.

Use

We understand the property can be used for B2 and B8 purposes. Interested parties are to make their own investigations.

Asking Rent

Shell Condition - £80,000 pa exclusive
Fully fitted out by landlord - £150,000 pa exclusive

EPC Rating

<https://find-energy-certificate.service.gov.uk/energy-certificate/0010-4934-0391-3190-4050>

<https://find-energy-certificate.service.gov.uk/energy-certificate/9965-3011-0212-0100-1901>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Viewings

Please contact John Pye Property 0115 9706060
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