



## FEATURES

- For sale with vacant possession
- Freehold
- Total approx. floor of 21,550 ft<sup>2</sup>
- Steel portal frame
- Approx. One acre site
- 2 x single storey industrial/warehouse
- Reception area, offices & small mezzanine
- Promient location parrallel to the A52
- Palisade fencing around perimeter of site
- B2/B8 use

**Offers In the Region of £1,800,000**

## 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 m<sup>2</sup> / 11,453 ft<sup>2</sup>  
Offices and reception – 117 m<sup>2</sup> / 1,259 ft<sup>2</sup>  
Mezzanine – 80 m<sup>2</sup> / 861 ft<sup>2</sup>

### Floor Areas - Left Hand Side Unit

Warehouse – 741 m<sup>2</sup> / 7,976 ft<sup>2</sup>

### Total Floor Area - 2,002 m<sup>2</sup> / 21,549 m<sup>2</sup>

Measurements are to Gross Internal Floor Area.

### Site area

1.07 Acres/ 0.43 Hectares

## For Sale by Private Treaty

### Purchase Terms

Available to purchase with vacant possession.

Also available to rent. Lease terms available on request.

### 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.

### Tenure

Freehold.

### 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 or [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

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