



## Unit 33 Perkins Yard, Mansfield Road, Derby, DE21 4AW

Superbly situated prominent unit, with well-specified offices and ancillary storage, within a popular industrial estate located close to the A61/A52 and Derby City Centre.

Extending to 1,420 sq. ft. / 131 sqm.

Shared vard.

### TO LET £7,500 pa

# Unit 33 Perkins Yard, Mansfield Road, Derby, DE21 4AW

## LOCATION

Perkins Yard is located approximately one-mile north east of Derby City Centre, within close proximity to the A61/A38, which in turn leads to Junction-28 of the M1 and the A52 which leads to Junction-25 of the M1. It is an established industrial location opposite the Beaufort Court Industrial Estate, close to the Meteor Retail Park with occupiers including Morrisons, Tops Tiles, The Range, Pets at Home, American Golf, Costa Coffee, and Aldi. Other nearby occupiers include a number of car dealerships such as BMW, Nissan, Mini, Honda, Fiat and Renault.

## DESCRIPTION

The estate comprises approximately thirty units, ranging in size from 342 sq. ft. to 2,500 sq. ft. Unit 33 is currently the only unit available on the estate.

There are three entrances to the estate where there are four main buildings sub-divided into various sized units. There are approximately ninety car parking spaces to the front and rear of the estate.

Unit 33                    1,420 sq. ft.            131 sqm.  
Comprising industrial unit with well-appointed offices and ancillary storage space.

## BUSINESS RATES

Warehouse and Premises                    Rateable Value £6,400

Please note, under the small business rates relief, units with a rateable value of £12,000 or under will be exempt from business rates. The agents can advise.

## PLANNING

The premises have permitted consent for use classes B1, B2 & B8, as defined by the Town and Country Planning (Use Classes) Order 1987.

Interested parties requiring change of use should contact the planning department for the local authority on 01332 640795.

## TENURE

The units are available on new flexible full repairing and insuring leases, incorporating the provision for upwards only rent reviews at regular intervals.

## RENT

Unit 33 is available at a rent of £7,500 (seven thousand, five hundred pounds) per annum to include the service charge, water, and insurance.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs.

## VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATES

EPC's have been requested for qualifying units and will be available on request.

## VIEWING

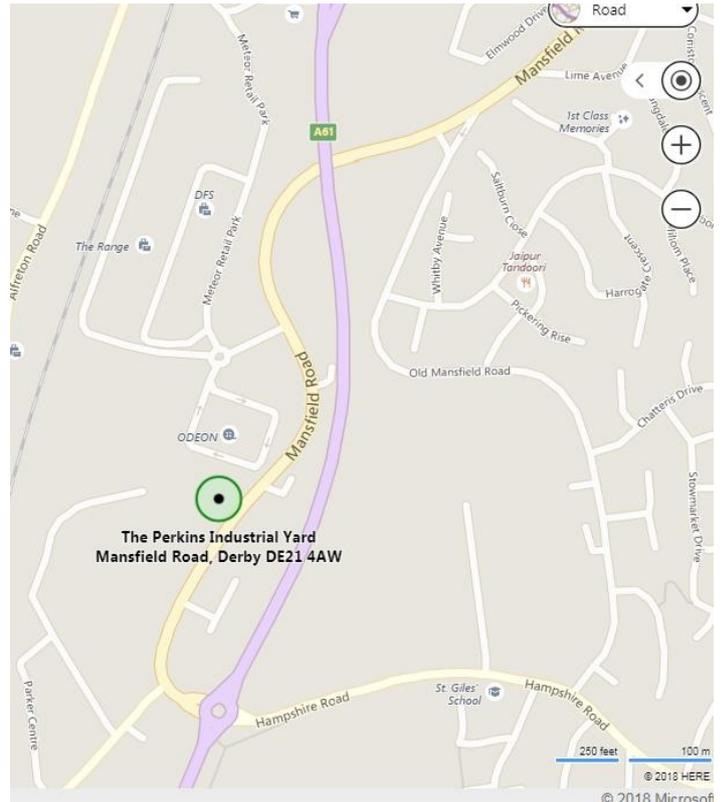
Strictly by prior arrangement with the Sole Agent: -

Gadsby Nichols  
Tel:     01332 290390 / 07501 525352  
Email: [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

## SUBJECT TO CONTRACT



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