



TO LET

Light industrial warehouse unit in popular location

## 26 Cottonbrook Road

Sir Francis Ley Industrial Estate, Derby DE23 8YL

**370 sq m** (3,982 sq ft)



- B1 use
- Large secure yard
- 5.5m eaves height
- New flexible leases available



# 26 Cottonbrook Road

Sir Francis Ley Industrial Estate, Derby DE23 8YL



## LOCATION

The property is located on the established Sir Francis Ley Industrial Estate at Cottonbrook Road, close to its junction with Osmaston Road. Osmaston Road is a busy arterial route providing easy access to the A511 outer ring road, allowing rapid road communication between the inner and outer ring roads to the south of Derby City Centre. The location is popular with B1 and B2 users.

## DESCRIPTION

The property is of a steel portal framed construction. Elevations are of cavity brick and blockwork to approximately 2m, surmounted by lined and insulated profile steel cladding under a similarly clad roof incorporating approximately 10% translucent light panels.

The units have a solid concrete floor slab throughout and a minimum eaves height of 5.5m. To the front of the unit is a tarmac shared parking area with space for up to 8 vehicles per unit. The site is enclosed by a gated palisade fence.

## ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Unit 26	370	3,982



## SERVICES

Electricity and water evident within the unit, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 88 falling within Band 'D'.

## TOWN & COUNTRY PLANNING

The property benefits from storage and distribution use which falls into Class B1/B8 of the Town & Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

Charging Authority:	Derby City Council
Description:	Warehouse & Premises
Rateable Value:	£15,000
Period:	2020/21

## TENURE

The unit is available by way of a new full repairing and insuring lease.

## RENT

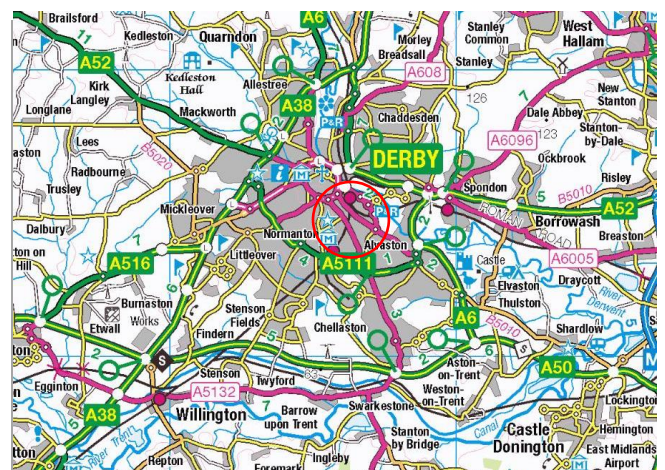
**£20,000 per annum exclusive.**

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



## SUBJECT TO CONTRACT

Viewing by prior appointment only

**Charlotte Steggles**  
0115 989 7098  
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**James McArthur**  
0115 989 7093  
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the site. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.