

KEMPTON PARK CLOSE

Off Ascot Drive, Osmaston Park Industrial Estate, Derby, DE24 8QB



Key Highlights

- Detached warehouse / workshop unit.
- Substantial yard, on a self-contained site extending to 0.262 acres (0.106 hectares).
- Established industrial estate location.
- Long leasehold with approximately 51 years unexpired.
- Ground rent payable of £6,500 per annum, subject to review in 2030.
- Freehold available.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a solid yellow rectangular background.

Location

The subject premises is located within the established Osmaston Industrial Estate on Kempton Park Close in Derby. The industrial estate is typically focused on manufacturing, storage and trade counter users.

Nearby occupiers include Edmundson Electrical, Magnet, Go Outdoors, Jewson, Screwfix, and Wolseley, to name but a few.

Positioned on the east side of the City Centre, with valuable links to the A6 London Road (Pride Park Link) and the A514 Osmaston Road (Outer Ring Road).

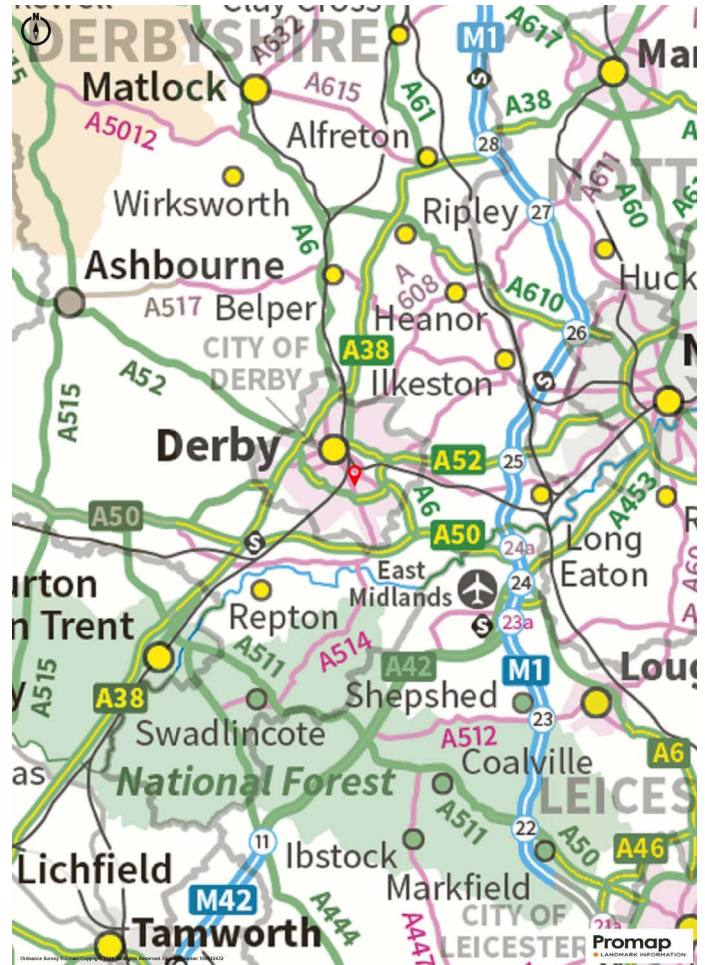
With superb road communications and ease of access to the outer ring road and the A52 to Junction 25 of the M1, A50 to Junction 24 and surrounding areas to Derby.

Description

The property comprises a detached warehouse / workshop unit being of a brick construction under a flat roof incorporating UPVC double glazed window units to the front and side elevations and two steel roller shutter doors to the rear elevation, opening out onto a large concrete surfaced self-contained yard with perimeter palisade fencing.

The property benefits from staff / customer parking to the front.

Internally, the property is configured to provide a reception / office area, office, kitchen and WC's. The rear is arranged as a large open plan warehouse / workshop area and benefits from plastered and painted walls with surface mounted fluorescent lighting.



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Accommodation

The property has been measured on a gross internal basis and all figures quoted are for guidance purposes only.

2,412 sq ft (224.040 sq m)

The site extends to approximately 0.262 acres (0.106 hectares).

Tenure

The property is available on a long leasehold held under Title Number DY31165, granted for a term of 99 years with effect from 1 August 1973, therefore having approximately 51 years unexpired at a current ground rent of £6,500 per annum.

Price

£125,000, subject to contract and exclusive of VAT, for the benefit of the long leasehold interest in the property.

Offers in excess of £195,000, subject to contract and exclusive of VAT, for the benefit of the freehold interest in the property.

Terms

The unit is available on flexible terms at a rental of £18,000 per annum exclusive, equating to £7.50 per sq ft.

Rateable Value

We are advised that the property has been assessed as follows:

Rateable Value	£12,750
Rates Payable 2021/2022	£6,362.25

EPC

The property has an EPC Rating of E107.

VAT

VAT will be applicable on the purchase price and rent.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Legal Costs

Each party to be responsible for their own legal costs involved in this transactions.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

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