



**Unit 4B To Let**  
Refurbished industrial unit/warehouse  
Available immediately

3,047 SQ FT

283 SQ M

 **Sinfin**  
Commercial Park  
Derby DE24 9GL

  
**HORTONS**

# Unit 4B To Let

Refurbished industrial unit/warehouse  
Available immediately

	SQ FT	SQ M
GIA	3,047	283



The property provides modern warehouse space and benefits from

1 Level access roller shutter door

Minimum eaves height of 5.5m

4 Car parking spaces

30kN/m<sup>2</sup> floor loading

Shared yard

Barrier entry system

10% roof lights

CCTV

Ground floor offices

Kitchenette

EPC rating of B

# Well placed for business

Major occupiers in close proximity include Rolls Royce (World headquarters) and Reckitt Benckiser, Kuehne + Nagel, CEVA, Morrisons and Daher.

CEVA  
LOGISTICS

Reckitt  
Benckiser



KUEHNE+NAGEL



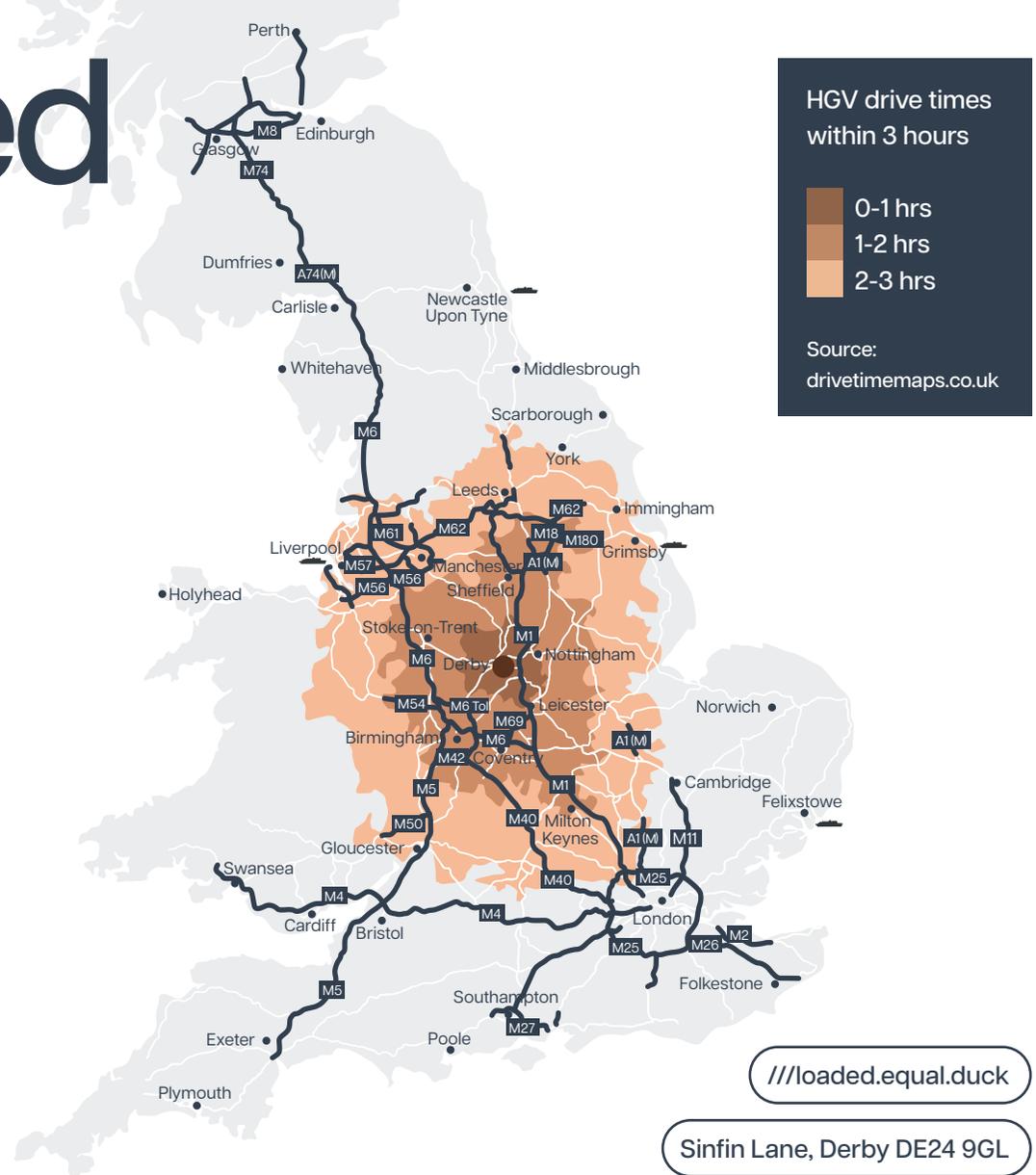
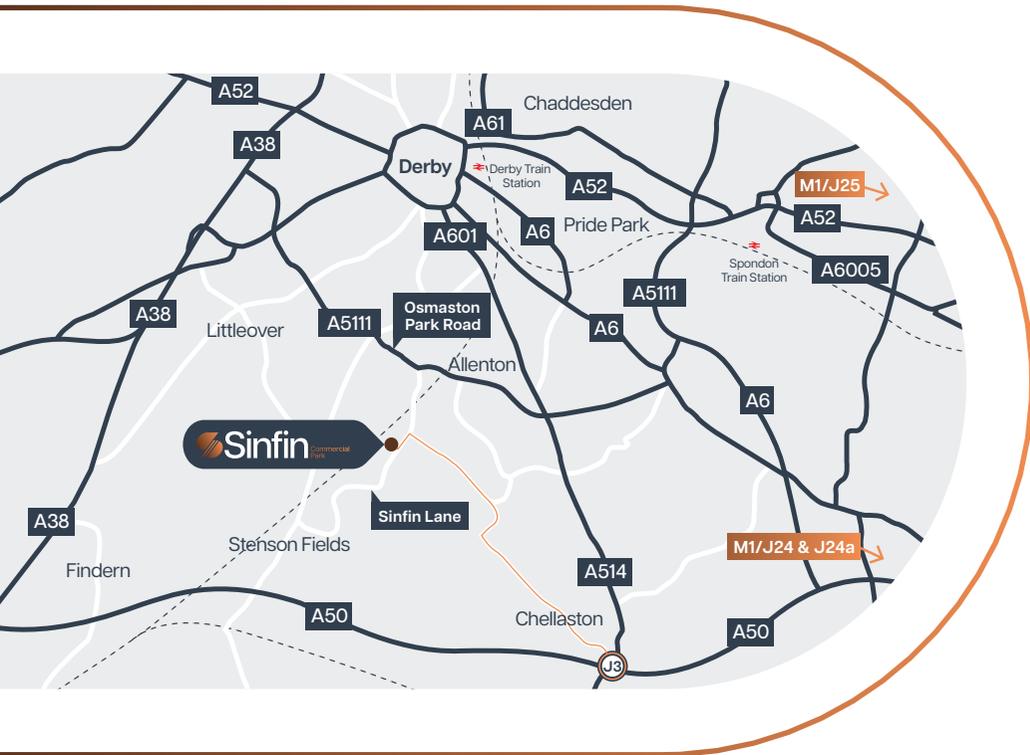
DAHER

MORRISONS



# Well connected

Sinfin Commercial Park is a well-established industrial and logistics location, situated to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A38 and A50 circa 4 miles away providing access to the M1 via J24 and J25.



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Sinfin Lane, Derby DE24 9GL

Road networks	Distance	Time
A50	3.3 miles	9 min
A38	3.3 miles	13 min
M1 J24	10.2 miles	15 min
M42 J14	18.9 miles	33 min
M6 J13	43 miles	58 min

Rail stations	Distance	Time
Peartree	1.2 miles	5 min
Derby	4.2 miles	17 min
Nottingham	20.7 miles	35 min
Birmingham New Street	41.0 miles	1 hr 11 min

Airports	Distance	Time
East Midlands	13.1 miles	21 min
Birmingham	47.5 miles	55 min
Manchester	75.5 miles	1 hr 35 min
London Luton	98.1 miles	1 hr 41 min

Source: Google

## Planning

The property benefits from B2 and B8 planning permission, however interested parties should make their own enquiries with the Derby City Council Planning Department on 01332 640795.

## Rates

The building is currently listed on the Valuation Office website as having a rateable value of £17,750. Any further investigations should be directed to the local billing authority.

## Service Charge

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

## Legal Costs

Each party to bear their own costs incurred in connection with this transaction.

## Anti Money Laundering

The selected purchaser will be required to provide the necessary proof of identification for AML checks prior to solicitors being instructed.

## Tenure

The unit is available on a new lease on terms to be agreed.

## Rental

From £9 per sq ft per annum.

## VAT

Rent and Service Charge Subject to VAT.

## EPC

Unit 4B has an EPC rating of B.





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