



**Unit 5A-B To Let**  
Refurbished industrial unit/warehouse  
Available immediately

4,040 SQ FT

375 SQ M

 **Sinfin**  
Commercial Park  
Derby DE24 9GL

  
HORTONS

# Unit 5A-B To Let

Refurbished industrial unit/warehouse  
Available immediately

	SQ FT	SQ M
GIA	4,040	375



The property provides modern warehouse space and benefits from

- 2 Level access roller shutter doors
- Minimum eaves height of 5.5m
- 5 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.





## 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 unit's rateable value is to be re-assessed, any queries contact the agents or local rating authority direct.

## 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 5A-B has an EPC rating of B.





Nick Hosking

07855 423 458  
nhosking@innes-england.com



Alex Thompson

07780 257 156  
alex.thompson@avisonyoung.com

Max Andrews

07770 801 885  
max.andrews@avisonyoung.com

[SinfinCommercialPark.co.uk](http://SinfinCommercialPark.co.uk)

Misrepresentation Act: Innes England and Avison Young for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Innes England and Avison Young has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. 2026.

Designed and produced by [Barques Design](http://Barques Design). [www.barques.co.uk](http://www.barques.co.uk)