



# Sinfin

Commercial Park  
Derby DE24 9GL



## Unit F To Let

Detached industrial warehouse facility  
Extensively refurbished - Available Q1 2026

63,297 SQ FT

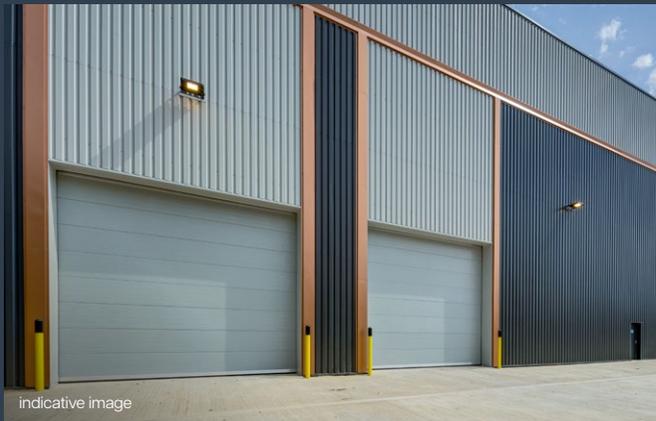
5,880 SQ M



# Unit F To Let

Detached extensively refurbished industrial warehouse facility - Available Q1 2026

	SQ FT	SQ M
Warehouse	62,297	5,787
Office	1,000	93
<b>Total</b>	<b>63,297</b>	<b>5,880</b>



# The property provides modern warehouse space and benefits from



3 Level access roller shutter doors



Through loading capability



30m service yard



17 Car parking spaces



EV car charging



Minimum eaves height of 5.5m



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



PV panels



10% roof lights



First floor offices



Minimum EPC A



indicative image



indicative image

# Well placed for business

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



Unit F



## 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 £179,000. 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

Price on application.

## VAT

Rent and Service Charge Subject to VAT.

## EPC

Unit F has a minimum EPC A.





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