



Sinfin

Commercial Park
Derby DE24 9GL



Unit F To Let

Detached industrial warehouse facility
Extensively refurbished - Available Now

63,297 SQ FT

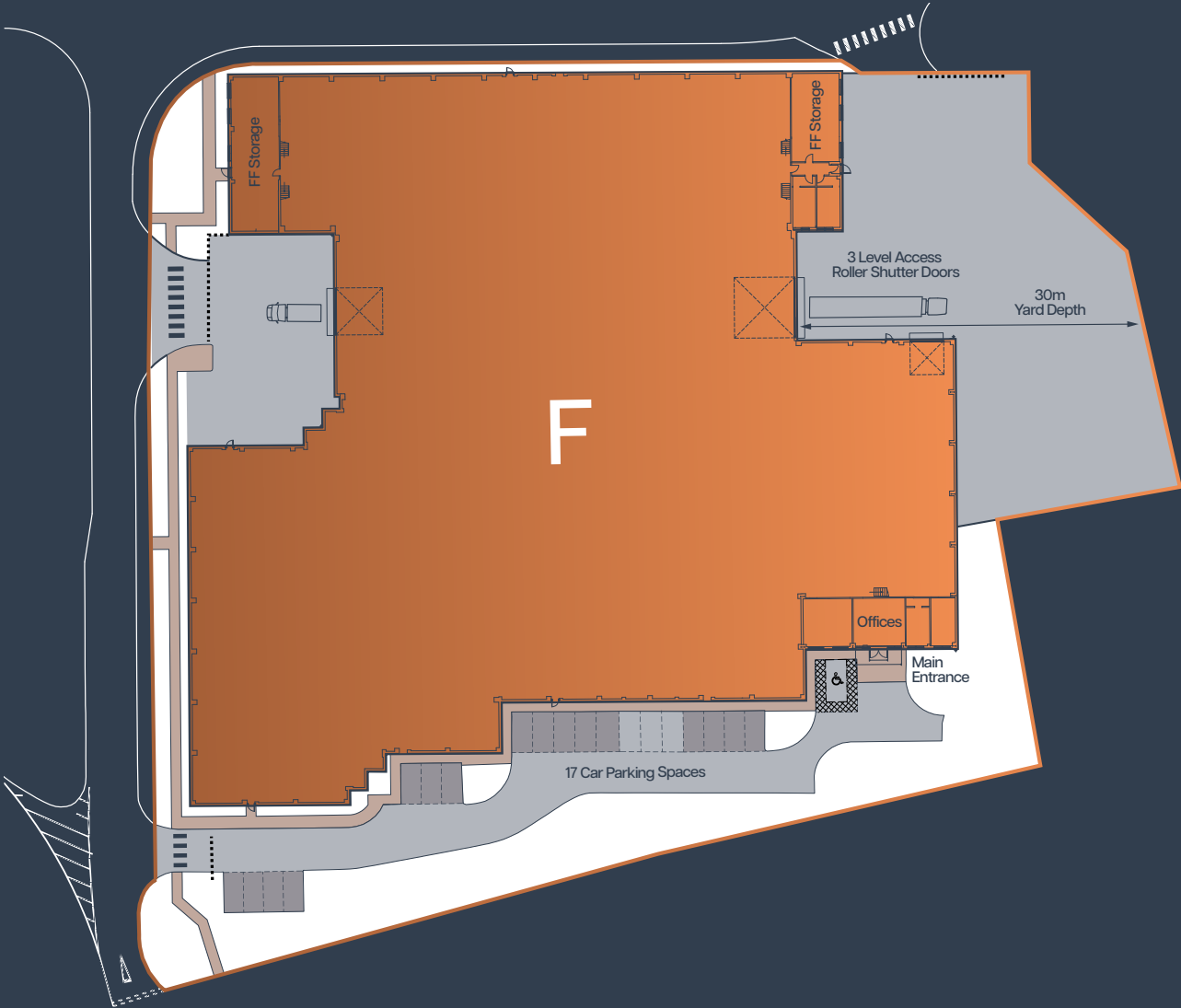
5,880 SQ M



Unit F To Let

Detached extensively refurbished industrial warehouse facility - Available Now

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



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



Secure, access-controlled estate



Minimum eaves height of 5.5m



30kN/m² floor loading



PV panels



EPC A



10% roof lights



First floor offices



Power capacity to support occupier requirements



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

M
MORRISONS

Unit F

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.

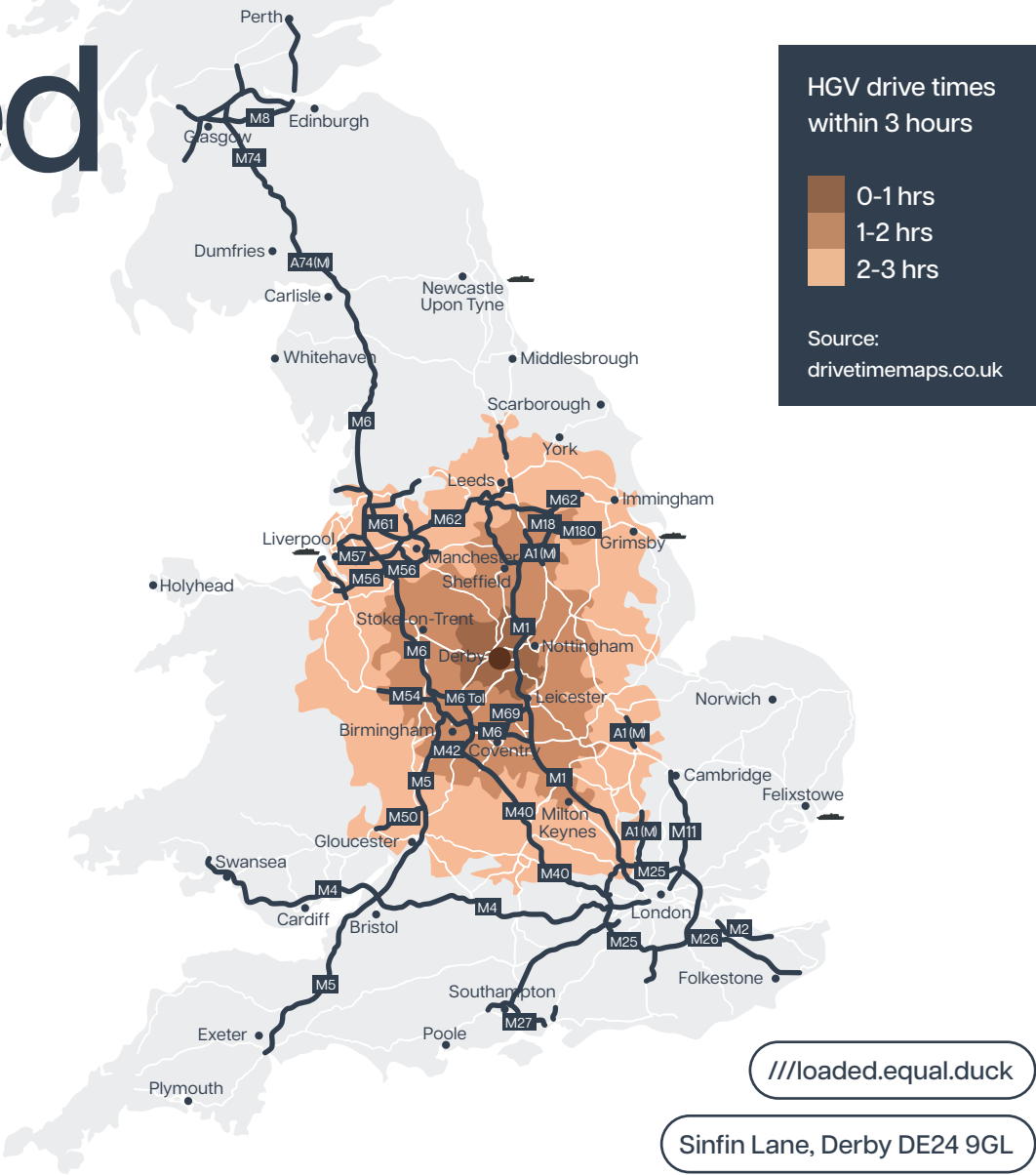


Road networks	Distance	Time
A50	3.3 miles	9 min
A38	3.3 miles	13 min
M1 J24	10.2 miles	15 min
M42 J14	18.9 miles	33 min
M6 J13	43 miles	58 min

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 £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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