

# Sinfin

COMMERCIAL PARK

Sinfin Lane, Derby DE24 9GL

## Unit A To Let

A SUBSTANTIAL INDUSTRIAL PREMISES COMPRISING;  
PRODUCTION, STORAGE & DISTRIBUTION, OFFICE, AND SHOWROOM SPACE

207,477 SQ FT (19,275 SQ M)

**£2.50psf & SHORT-TERM FLEXIBLE LEASE OPTIONS**

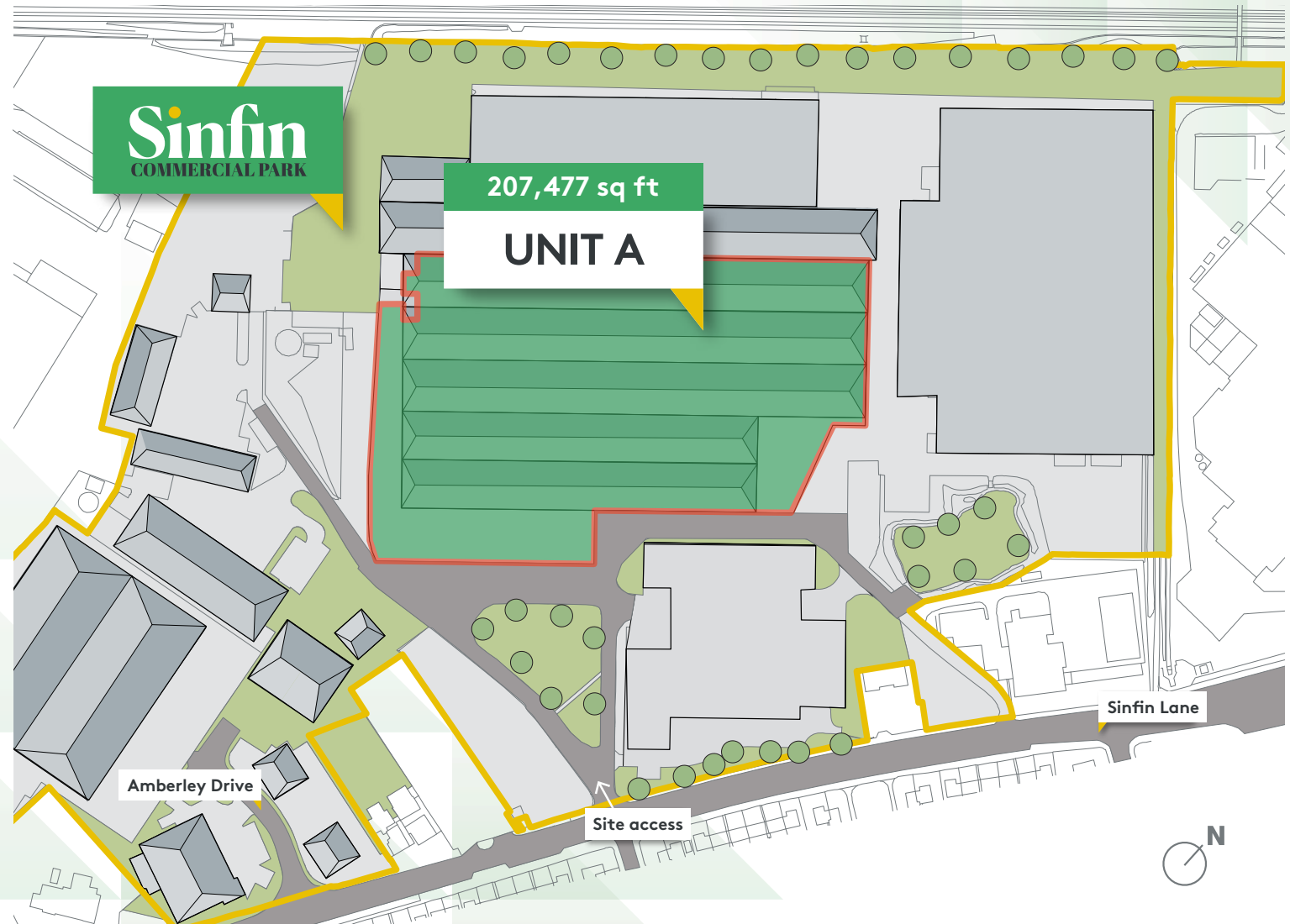


Sinfin Commercial Park is a well-established industrial and logistics location, situated approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A50 circa 4 miles away providing access to the M1 via J24 and J25.

## DESCRIPTION

The property provides modern warehouse space and benefits from:

- Secured barriers to entrance and exit
- 8 Dock-level loading bays
- 4 Roller shutter doors
- Minimum eaves height of 3.5m
- Office space



# 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

From enquiries of the Valuation Office Agency (VOA) website, the property has a description of 'Factory and Premises' with a rateable value of £241,000 (two hundred and forty-one thousand pounds), with effect from 1st April 2023.

# 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

Available to Rent on flexible arrangements at £2.50psf.

# VAT

Rent and Service Charge Subject to VAT.

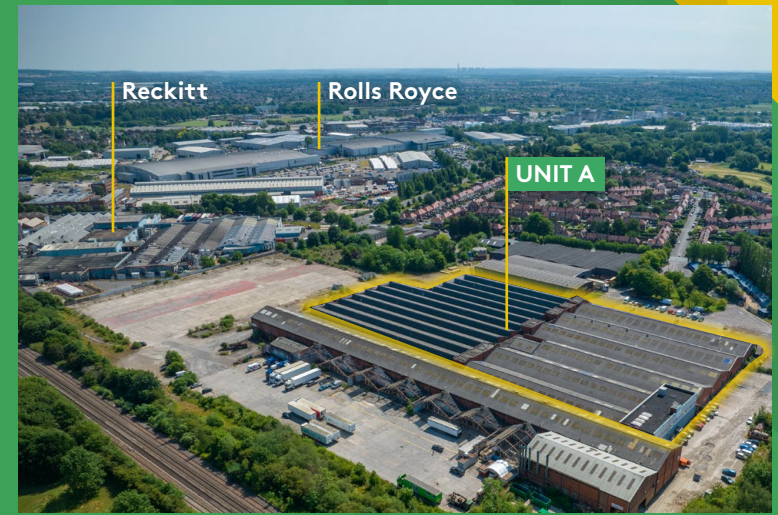
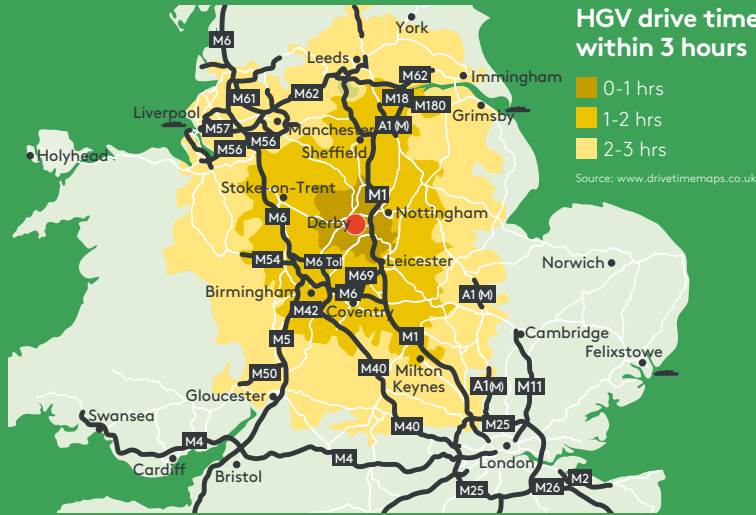
# EPC

Unit A has an EPC rating of B.

# LOCATION

The property is situated on Sinfin Commercial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

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



## DRIVE TIMES



## FURTHER INFORMATION

**INNES ENGLAND**  
MAKE A GREAT DECISION

**01332 362244**

**Nick Hosking**  
07855 423458  
nhosking@innes-england.com

**Carter Jonas**

**0121 285 9470**  
www.carterjonas.co.uk

**Sam Cooke**  
0121 389 9675  
sam.cooke@carterjonas.co.uk

**Misrepresentation Act:** Innes England and Carter Jonas 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 Carter Jonas has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. 02/24. **Designed and produced by Barques Design. www.barques.co.uk**

