



Chartered Surveyors

12 Cotton Brook Road
Sir Francis Ley Industrial Estate, Derby, DE23 8YJ

To Let: £25,000 per annum exclusive



6,270 sq ft Industrial / Warehouse Unit

- Secure gated and fenced yard
- Ground and first floor office accommodation
 - Electric roller shutter
 - Eaves height of 5m

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Location

The premises form part of the ever-popular Sir Francis Ley Industrial Estate which is approximately 1 ½ miles from the City Centre. Accessed via Shaftesbury Street, Cotton Brook Road is the first right past the traffic island.

Description

Modern high-eaved property suitable for a wide range of uses within a secure gated & fenced yard / car park.

Steel portal frame under cavity brick / block wall and profile cladding to the upper elevations having a pitched profile steel clad and insulated roof with translucent panels. Internally the property has fluorescent strip lights and electric roller shutter doors (height 4.8m, width 3.6m)

Accommodation

The accommodation specifically comprises of:

Warehouse	546.86 sq m	5,886.35 sq ft
(including Ground Floor office and two toilets)		
First Floor Office 1	20.35 sq m	219.05 sq ft
First Floor Office 2	7.02 sq m	75.56 sq ft
First Floor Office 3	8.32 sq m	89.55 sq ft
Total	582.55 sq m	6,270.51 sq ft

Height to Eaves

16 ft 5 in (5m)

Outside

Tarmac and concrete hard standing car park within secure fenced and gated yard giving approximately 10 parking spaces.

Services

All mains Services are connected or available.

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Rateable Value

Description: Workshop and Premises

Rateable Value: £21,500 (2017 draft valuation)

EPC – Please follow the link below.

<https://www.ndepcregister.com/reportSearchAddressListReports.html?id=f2ea56d6d7481456f0591fb2f90d96fd>

Tenure

The property is available by way of a Full Repairing and Insuring lease for a term to be agreed.

Costs

The ingoing tenant will be responsible for the landlord's reasonable legal fees.

Viewing

Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

Contact

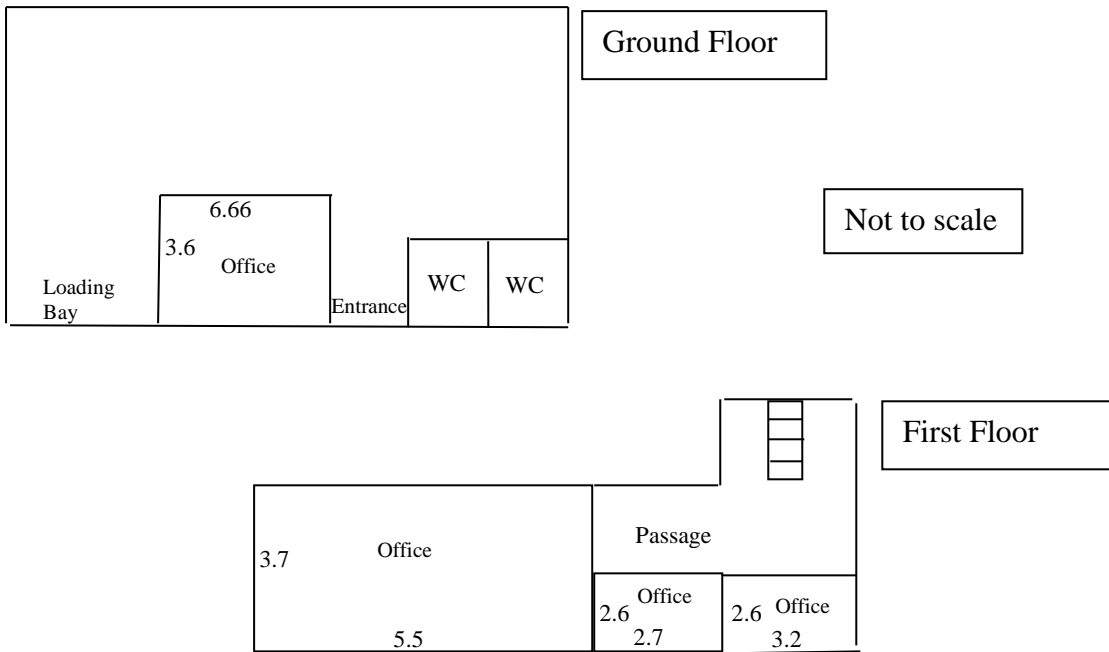
Peter Milner

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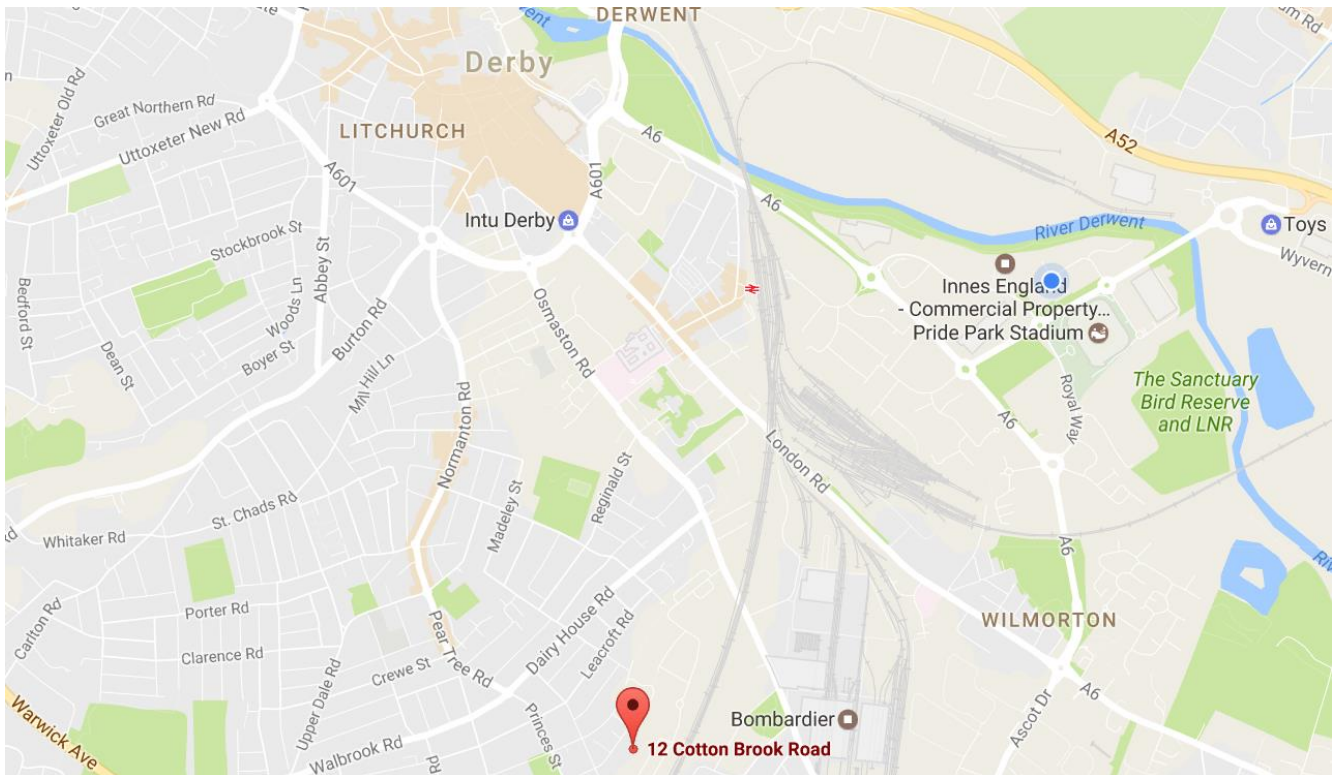
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Floor Plan



Location Plan



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