



Chartered Surveyors

3 Jubilee Parkway
Stores Road, Derby, DE21 4BJ

To Let: £17,000 pax



Trade Counter Unit Suitable for use as Offices, Clinic or Trade Counter/Retail

- Prominent Roadside Location
- 52 onsite parking spaces
- Easy access to A38 and A52

3 Jubilee Parkway

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Location

Popular high-profile development of 8 trade counter units. Jubilee Business Park development was completed in 2006 occupying a highly prominent location on Stores Road. The development is a short distance from the City Centre and provides swift links to the A52 (via Sir Frank Whittle Road), the A38 and M1. Other occupiers on the mixed-use development include Midland Glass: Tile Town whilst other Trade Counter operators within the immediate vicinity include Bennetts, YESS Electrical, Duo Kitchens and PQS Survey. Stores Road/ Sir Frank Whittle Road are home to new car franchises Aston Martin and Mini.

Description

The unit is of portal frame construction with a mixture of cavity block/facing brick and full height curtain glazing elevations together with part mezzanine floor. There are 52 shared car parking spaces fronting the units within the Courtyard. The unit has previously operated as a Café and Therapy Centre.

Accommodation

Gross Internal Floor Area –

Ground Floor	1550	sq ft	(143.9 sq m)
First Floor	660	sq ft	(61.3 sq m)
Total	2153	sq ft	(205.2 sq m)

Disabled Toilet and additional WC

First floor open plan display or storage area

Services

Mains Electricity, Water and Drainage

To Let

On full repairing and insuring terms - £17,000 pax

Minimum 3-year term

Rateable Value

Whole Unit:

Property Description: Warehouse Office and premises

Rateable Value: £13,750

Service Charge

Maintenance of external common areas currently £264 per annum

EPC

Certificate Reference Number: 0460-0137-5079-1892-3002

Viewing

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

Contact

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Energy Performance Certificate

Non-Domestic Building



3, Jubilee Parkway
 Jubilee Business Park
 DERBY
 DE21 4BJ

Certificate Reference Number:
 0460-0137-5079-1892-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 69 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

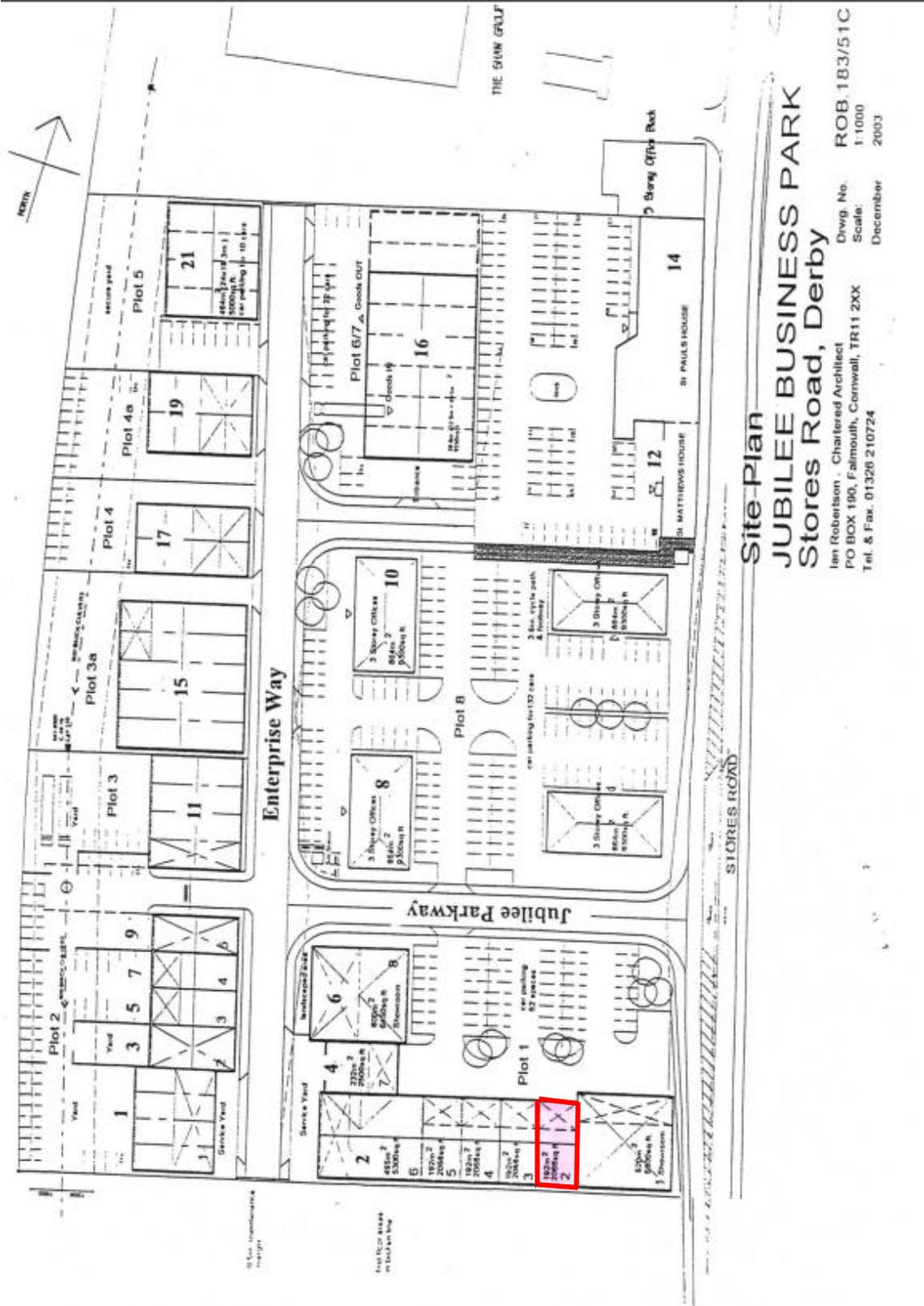
Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	203
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	72.88
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

-  28 If newly built
-  76 If typical of the existing stock

Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessee, and do not constitute, nor constitute part of an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.



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Location Plan



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