

DE21 4BE

# INDUSTRIAL

Derby Trading Estate, Stores Road, Derby DE21 4BE

**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- Established Location
- Flexible Leases
- Competitive Rents
- Immediate Occupation
- 3 Phase Electricity
- Roller Shutter Access



**INDUSTRIAL**

**TO LET**

SIZES FROM

**1,700 - 2,523 sq ft**

157.9 - 234.4 m<sup>2</sup>

Over 200 locations throughout the Midlands and the North

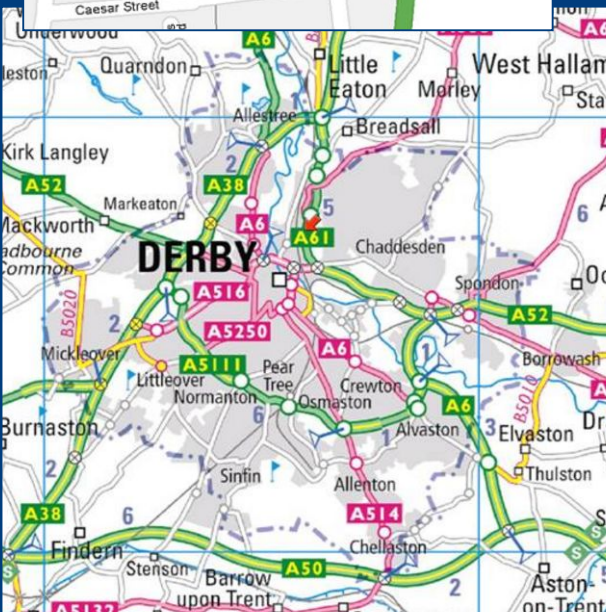
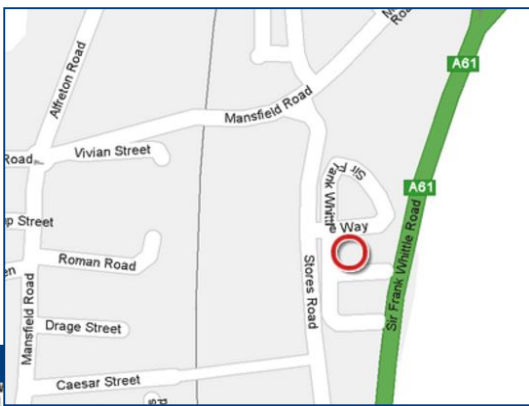
**WHITTLE  
JONES**  
CHARTERED SURVEYORS  
**0121 523 2929**  
[www.whittlejones.com](http://www.whittlejones.com)

# INDUSTRIAL

Derby Trading Estate, Stores Road, Derby DE21 4BE

## 🌐 LOCATION

The premises are located in a prominent position on Stores Road adjacent to Sir Frank Whittle Way (A61), a well established industrial area North East of Derby city centre. Stores Road is within easy access to A61 which provides direct access to the A52 dual carriageway leading to Junction 25 of the M1 motorway.



## 🌐 DESCRIPTION

The property comprises 26 light industrial units ranging in size from 1,700 sq. ft to 2,523 sq. ft.

The units are of portal frame construction with concrete floors and brick and steel clad elevations. The units have both roller shutter doors and personnel doors leading to the offices and toilet.

The eaves height of the units are approximately 4.1 metres.

## 🌐 TERMS

Units are available to let on new flexible 3 year leases incorporating annual break options.

There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

## 🌐 AVAILABILITY

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

## 🌐 VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact Dawn Webster on 0121 523 2929.

**SUBJECT TO CONTRACT**

## 🌐 INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

October 2009.

**Whittle Jones - Midlands**

The Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA  
t +44 (0)121 523 2929 f +44 (0)121 523 6688

