



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



DERBY TRADING ESTATE

STORES ROAD, DERBY DE21 4BE

TO LET

INDUSTRIAL UNITS

1,700 - 2,523 SQ FT (157.9 - 234.4 SQ M)

 **Competitive rents**

 **Immediate occupation**

 **Prominent location**

www.derbytradingestate.co.uk



DESCRIPTION

Derby Trading Estate 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 WC facilities. The eaves height of the units are approximately 4.1 metres.



SPECIFICATION

The units at Derby Trading Estate benefit from the following:

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



RENT/TERMS

Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate. Units are available on flexible tenancy agreements.



RATES

For further information on Rateable Value or rates payable contact Derby City Council, or alternatively you can obtain information from the Valuation Website www.voa.gov.uk.



ENERGY PERFORMANCE CERTIFICATES

For a detailed Energy Performance Certificate please speak with the agents for further information.



DERBY TRADING ESTATE UNITS FROM 1,700 - 2,523 SQ FT



ACCOMMODATION

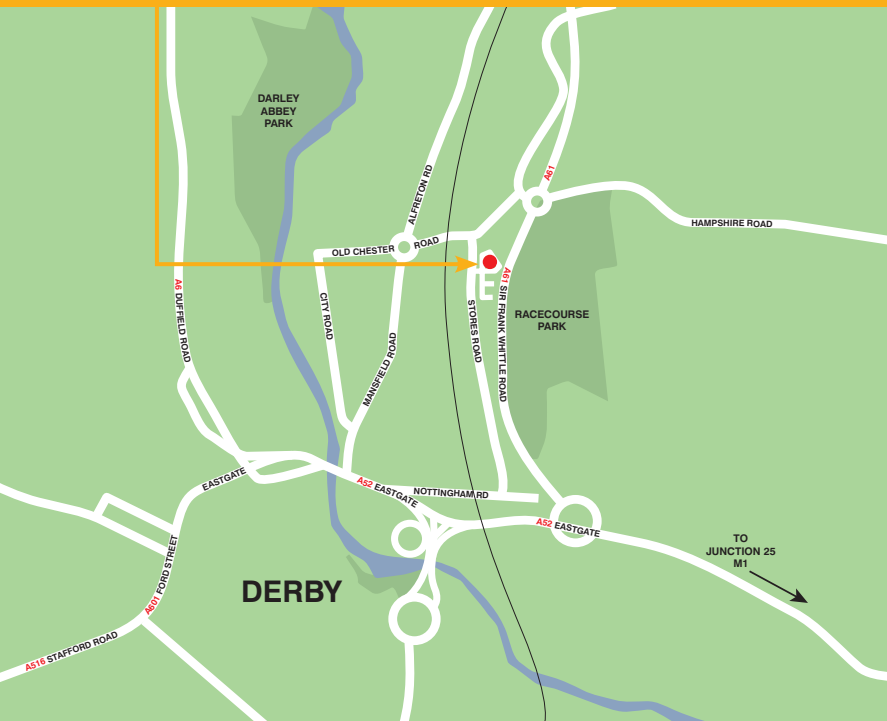
The estate provides a wide range of unit sizes from 1,700 - 2,523 sq ft (157.9 - 234.4 sq m). For current availability please call one of the letting agents or visit the dedicated website www.derbytradingestate.co.uk.

Unit No	Size Sq Ft	Size Sq M
1	2,523	234.4
2	2,487	231.0
3	2,506	232.8
4	2,468	229.3
5	2,456	228.2
6	2,456	228.2
7	2,473	229.7
8	1,713	159.1
9	1,712	159.0
10	1,712	159.0
11	1,765	164.0
12	1,718	159.6
13	1,710	158.9
14	1,711	159.0
15	1,722	160.0
16	1,765	164.0
17	1,707	158.6
18	1,706	158.5
19	1,709	158.8
20	2,444	227.0
21	2,475	230.0
22	1,700	158.0
23	2,482	230.6
24	1,726	160.3
25	1,746	162.2
26	1,746	162.2
TOTAL	52,338	4,862.4





DERBY TRADING ESTATE



LOCATION

Derby Trading Estate is located in a prominent position on Stores Road adjacent to Sir Frank Whittle Road (A61). The premises are situated in a well established industrial area North East of Derby City Centre. The estate benefits from direct access to the A52 dual carriageway, leading to Junction 25 of the M1 providing good communication links.



TRAVEL DISTANCES

Derby City Centre	1 Mile
M1 J25	8 Miles
A42/M42	14 Miles
East Midlands Airport	15 Miles



VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact one of the joint letting agents.

Tim Richardson
trichardson@innes-england.com

Simon Tivey
simontivey@gadsbyorridge.co.uk

Dawn Webster
dwebster@whittlejones.co.uk



www.derbytradingestate.co.uk

MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. May 2011.