



- ❖ Modern industrial and office unit extending to 4,270 sq ft (397 sq m)
- ❖ Located off Ascot Drive, one of Derby's most popular commercial and trading areas
- ❖ Available by way of new lease on flexible terms

37 LONGBRIDGE LANE, OFF ASCOT DRIVE, DERBY DE24 8UJ



The premises consist of a modern warehouse unit with two storey offices finished to a very high standard and extending to a gross internal area of 4,270 sq ft (397 sq m). The property benefits from an excellent design and has been configured well to correspond with the needs of most modern businesses looking for hybrid space of this kind. The building is of a very high degree of specification but is also in the process of being refurbished following the departure of the previous tenant.

The area is a very popular commercial destination in Derby. Ascot Drive is an accessible part of the City with good road links to both J24A and J25 of the M1. It is also located just off Pride Park and within a couple of miles of the centre of Derby. There are a number of well established businesses in the area including Robinson's Steel, Patton Air and Birds Confectioners.

Accommodation

The property has a total gross internal area of 4,270 sq ft (397 sq m). These measurements are in line with RICS Code of Measuring Practice 6th Edition.

Description

The building is a very high quality, modern commercial unit benefiting from an excellent layout. The offices are two storey, including ground floor reception area, WC's and kitchen. The first floor is a mix of open plan and cellular accommodation. The warehouse area also benefits from a mezzanine floor which effectively adds another third to the floor area. The internal specification includes the following:

- Remote controlled electric roller security shutters.
- Motion sensor activated lighting
- Suspended ceilings with integrated lighting within the offices
- Phone lines and cabling contained with perimeter dado trunking
- On-site car parking for around 7 vehicles.

Business Rates and Outgoings

It is our understanding that the building has a rateable value of £20,750. This equates to an annual rates payable charge for 2011/2012 of £8,985 pa.

Lease Terms and Outgoings

The building is available by way of a new lease on flexible terms. The lease will be full repairing and insuring, with a guide rent of £20,000 per annum exclusive.

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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