

- ❖ **Modern industrial premises, just off Mansfield Road, in a busy commercial area.**
- ❖ **Total gross internal area 3,394 sq ft (315 sq m) with parking**
- ❖ **Available by way of a new lease on flexible terms**

TO LET

**Block 8 Prime Enterprise Park, Prime Parkway,
Mansfield Road, Derby DE1 3QE**



The premises consists of a stand-alone, modern industrial building of steel portal frame construction with facing external brickwork, steel cladding and inner block finish. Internally the premises benefits from three phase power supply and three roller shutter loading doors providing access directly into the warehouse. The building also benefits from a ground floor office and reception area which has been finished to a good standard. The entire building itself has recently undergone a major refurbishment. Externally there is a stand-alone car park demised with the building with spaces for around ten cars.

The building is located as part of the Prime Enterprise Park, a popular commercial development of office and industrial buildings, located just off Mansfield Road and close to the inner ring road. The building is also within close proximity to Alfreton Road, another popular trading estate in Derby, which also links the area well with the A38 northbound towards J28 of the M1. There are a number of prominent businesses located in the area including Bowmer & Kirkland, Tomlimsons and Smith of Derby.

Accommodation

The premises have a total gross internal area of 3,394 sq ft (315 sq m) included within this are offices, a reception area, waiting room, WC's and kitchen facilities.

Business Rates and Outgoings

We understand the premises have a rateable value of £15,500 (This information is given for guidance purposes only and prospective occupiers are advised to undertake their own enquiries with Derby City Council).

Lease Terms and Outgoings

The property is available by way of a new lease to be held on full repair and insuring terms at a competitive guide rent of £20,000 pa.

Contact Details

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

Ben Wisher
Tel: 01332 203377
Mob: 07813 938759
Email: benwisher@rigbyandco.com



6 Pride Point Drive, Pride Park, Derby, DE24 8BX.

Tel: 01332 203377
www.rigbyandco.com

Misrepresentation Act – this brochure has been prepared for marketing purposes only. It is for guidance purposes and does not form part of any contract or lease. Interested parties must satisfy themselves on all aspects of the property and must not rely upon any of the statements contained herein. Rigby & Co have no authority to make or give any warranties to the premises. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors at the earliest opportunity.