



**Rigby & Co**  
commercial property

**01332 203377**

[www.rigbyandco.com](http://www.rigbyandco.com)

- ❖ **Industrial and warehouse premises located on a large secure site**
- ❖ **Gross Internal Area of 23,044 sq ft (2,141 sq m) sitting on 1.3 acres**
- ❖ **Located just off Pentagon Island, close to the A52 and Derby City Centre**

**FORMER FLOWER WORLD DEPOT  
CHEQUERS LANE, DERBY DE21 6AW**



The premises consist of a large warehouse building, extending to 23,044 sq ft in an 'L' shaped configuration, sitting on a plot of 1.3 acres. Internally, the buildings consist of two good sized warehouse blocks, with an eaves height of 6m and a two storey office block with kitchen and W.C. facilities. The site also benefits from secure perimeter fencing, providing the building with excellent security.

Chequers Lane is located just off Nottingham Road and close to the Pentagon Island, providing excellent links with the A52 towards J25 of the M1 and Nottingham, as well as the A38 towards J28 of the M1. Derby City Centre and Pride Park are also within close proximity.

The premises are available to lease on very flexible terms. The building is ideal for businesses in manufacturing or engineering or even large clean and secure storage.

## Accommodation

Warehouse Area	21,497 sq ft (1,997 sq m)
Ground & 1 <sup>st</sup> Floor Offices	1,547 sq ft (143.7 sq m)
<b>TOTAL GIA</b>	<b>23,044 sq ft (2,141 sq m)</b>

These areas have been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition

We have calculated that the building sits on a plot of land measuring approximately 1.3 acres as can be seen in the plan attached.

## Description

The building is a very secure and quite modern facility, ideal for most engineering and manufacturing type uses, as well as being good for dry and safe storage. It is of a steel portal frame construction, with a combination of brickwork and cladding on the outside in an 'L' shaped configuration. There are four roller shutter doors into the warehouse, extending to a height of 3.5m with the total internal eaves extending to 6m.

The two storey offices have been maintained to a good standard and include suspended ceilings with CAT2 lighting, carpeted throughout, perimeter dado trunking and central heating.

Externally, the yard is substantial and ideal for businesses requiring large turning circles as well as providing plenty of parking. In the south west corner of the yard is another, smaller, storage building which, although is quite useful, could be removed if required.

## Planning

It is our understanding that the premises benefits from a Class B1(c) Light Industrial and B8 Storage and Distribution Consent as stipulated in the Town & Country Planning Use Classes Order 1987.

## Business Rates and Outgoings

Please contact the letting agent for further details regarding Business Rates.

## Lease Terms and Outgoings

The building is available by way of a new, full repairing and insuring Lease on very flexible terms. The guide rent is available upon application.

## Contact Details

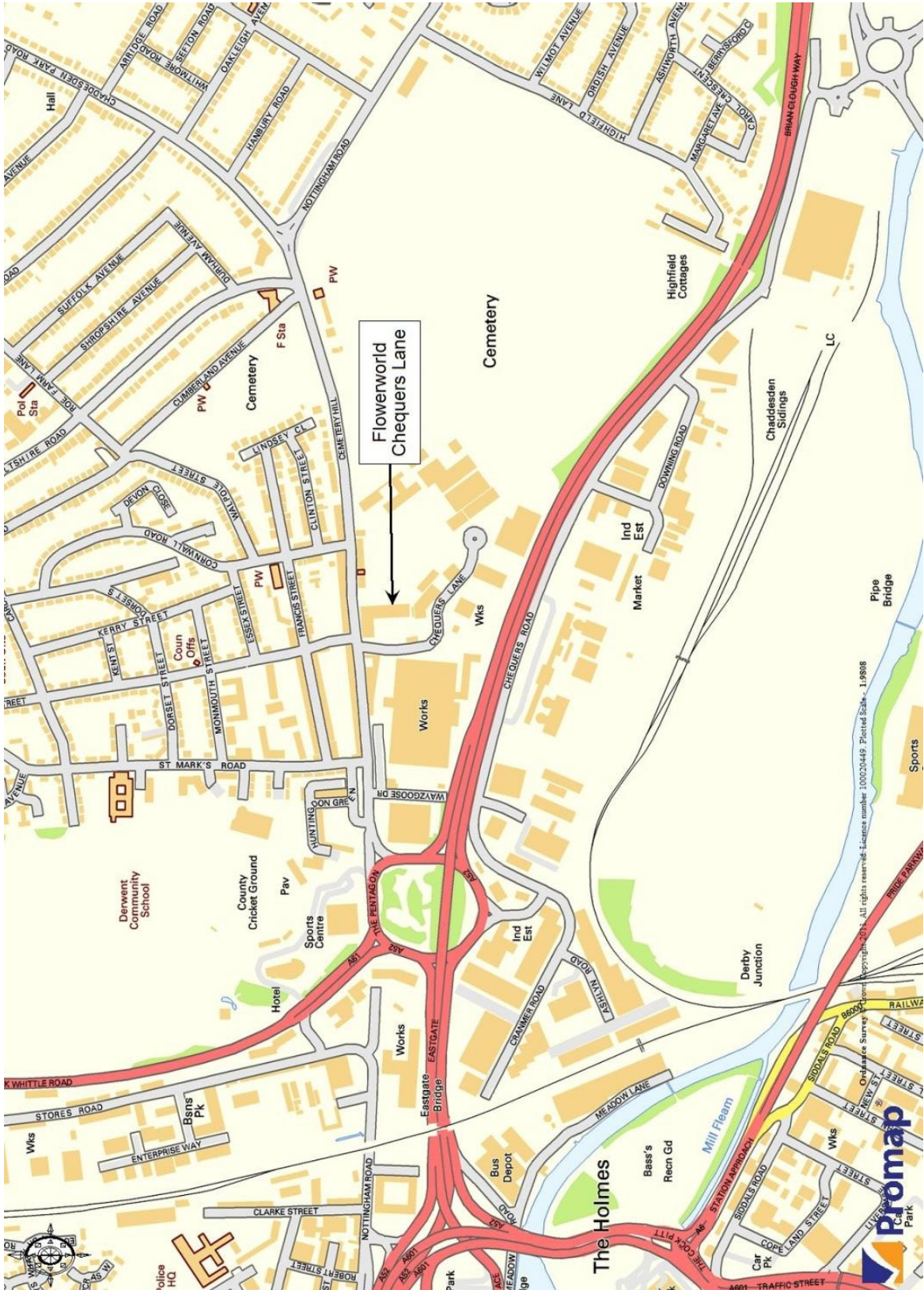
If you wish to view this accommodation or discuss the property's suitability then please contact:

### **Ben Wisher**

Tel: 01332 203377

Mob: 07813 938759

Email: [benwisher@rigbyandco.com](mailto:benwisher@rigbyandco.com)



6 Pride Point Drive, Pride Park, Derby, DE24 8BX.  
**Tel: 01332 203377**  
[www.rigbyandco.com](http://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.