

- ❖ **Modern industrial units from 1,434 sq ft (133.2 sq m) to 2,895 sq ft (269 sq m)**
- ❖ **Located in a very rural and accessible location close to the A50**
- ❖ **Available to rent on flexible terms by way of new leases**

UNITS B & C RHINO BUSINESS PARK, FAULD LANE, TUTBURY DE13 9HR



The units form part of a very popular and modern commercial development called Rhino Business Park. The development is located in the village of Tutbury, just off the A515 and close to the A50. The area is a very pleasant and mostly agricultural location but also includes a number of small commercial developments in the locality. The premises consist of two terraced industrial properties completed in 2008, and finished to a very high standard. The estate is located within a fenced and gated compound and part of a much larger development with a number of plots still being built out.

Despite being quite rural, the area is very accessible, being located just off the A50 and within close distance of the A38. The area is within good proximity of a number of major centres, including the City of Derby – approximately 14 miles away, Burton-on-Trent – 5 miles and Birmingham – 35 miles away.

Accommodation

The premises have been measured in accordance with The RICS Code of Measuring Practice, Sixth Edition, with the following gross internal areas:

Unit B 1,434 sq ft (133.2 sq m)

Unit C 1,461 sq ft (135.7 sq m)

Total GIA 2,895 sq ft (268.9 sq m)

These units are available individually or as a whole, due to there being the ability to combine them both.

Description

The units have been finished to a very high standard and include the following specification:

- ❖ Three phase power
- ❖ 5m eaves height
- ❖ 3m high roller shutter doors
- ❖ Steel portal frame with PVC insulated profile cladding

- ❖ External parking with four designated spaces per building

Contact Details

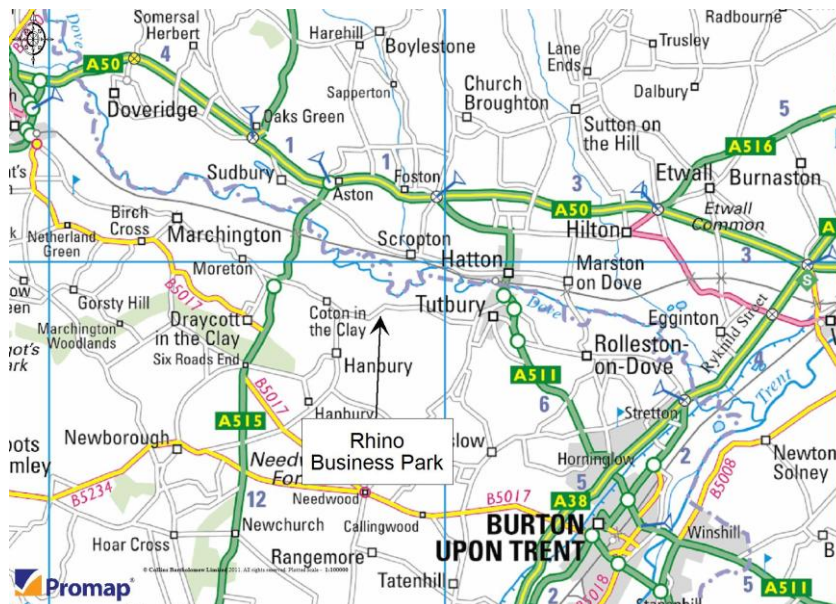
If you wish to view this accommodation or discuss the property's suitability then please contact:

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Planning

We understand that the units are suitable and having planning for uses falling under B1 (Office/Light Industrial) B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning Use Classes Order 1987. We encourage any prospective tenants to discuss their proposed use with the Local Planning Authority.

Business Rates and Outgoings

Description	Ratable Value	Rates Payable
Unit B	£6,987	£3,025
Unit C	£6,987	£3,025

(This information is given for guidance purposes only and prospective occupiers are advised to undertake their own enquiries with Derby City Council as Small Business Rate Relief may apply).

Lease Terms and Outgoings

The premises have the following guide rents:

Unit B - £7,800 pax

Unit C - £8,000 pax

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