



Rigby & Co
commercial property

01332 203377

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**Modern and value for money industrial/
warehouse unit with internal 2 storey offices**

**Total floor area 11,244 sq ft (1,045 sq m) plus
decent yard and car park**

**Well connected and popular location close to
A6/Pride Park Interchange**

Unit 1 Newmarket Court, Newmarket Drive, Osmaston Park Industrial Estate, Derby DE24 8SW



Unit 1 is one of four units built in the early 1990's and forming part of the successful Newmarket Court development. The property is easily found and identified off Ascot Drive, the route linking the A514 (Osmaston Road) and A6 (London Road) and is part of the popular Osmaston Park Industrial Estate, Derby's

largest dedicated industrial park. The premises link well with both Derby's inner and outer ring road system and the motorway network beyond. For employers and employees, a full range of services and facilities are available on the nearby Pride Park development.

Accommodation

Ground Floor

Industrial / Distribution Area:

6,577 sq.ft (611 sq.m)

Offices:

1,141 sq.ft (106 sq.m)

First Floor

Offices:

1,787 sq.ft (166 sq.m)

Total Gross Internal Area:

11,244 Sq.Ft (1045 Sq.M)

The property sits on a total site area of 0.40 acres (0.16 ha) and provides good circulation/servicing space and plenty of car parking.

Description

The property comprises a two storey part brick built construction with an internal steel frame. The unit consists of a ground floor production and distribution area with roller shutter doors, which goes up to a 6m eaves. There are ancillary offices and a reception area on this level, with further offices on the first floor, which look over the production area and outside forecourt. More storage space can be found on the secure mezzanine floor.

Location

The premises are located on Newmarket Court, just off Ascot Drive, one of Derby's most prominent industrial areas. Newmarket Court is situated to the south east of Derby City Centre, with Junctions 24 and 25 of the M1 both easily accessible from the property. Other main arterial routes such as the A50, A38 and A52 are all within a few miles of the property.

Business Rates and Outgoings.

We understand the premises have a rateable value of £40,500. (This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with Derby city Council – 01332 255288).

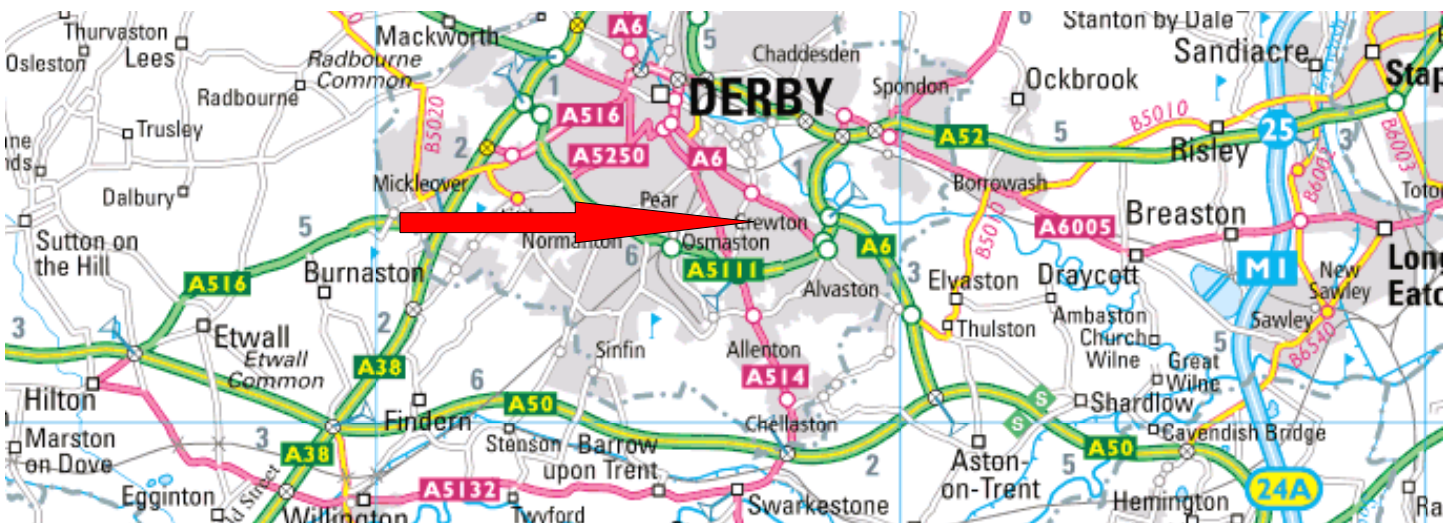
Terms

Offers in the region of £550,000 are invited for the benefit of the remaining long leasehold interest (107 years remaining). VAT will not be charged on the transaction and each party will be expected to pay for their own legal and surveying costs

Contact Details

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

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Mob: 07813 938759
Email: benwisher@rigbyandco.com
Joint Agent: John Leatham
GVA Grimley – 01132 808025



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

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