

TO LET

UNIT 4B, SINFIN COMMERCIAL
PARK, SINFIN LANE, DERBY,
DERBYSHIRE
DE24 9HL

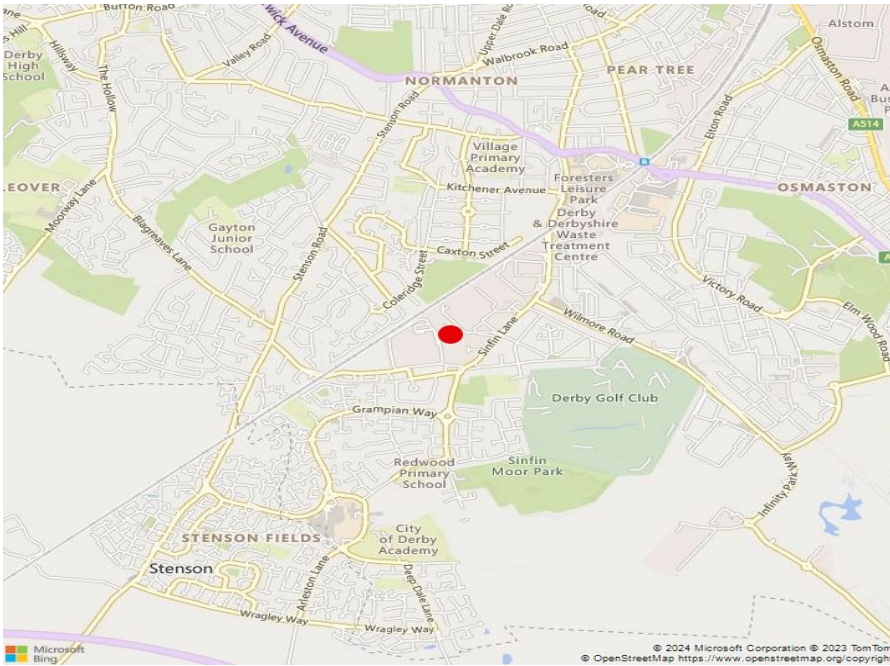
3,017 sq ft
280.28 sq m

- Close to A61, A52 & A38
- Established commercial location

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LOCATION

Sinfin Commercial Business Park is positioned on Sinfin Lane to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

DESCRIPTION

The property comprises a terraced unit of a steel portal frame construction with brick/blockwork cavity elevations surmounted by profiled steel cladding to the upper elevations.

PLANNING USE

We understand the property benefits from B2 (Industrial), B8 (Storage and Distribution) planning use. All information should be confirmed with and further enquiries should be directed to the local planning department at Derby City Council.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT/PRICE

POA

SERVICES/SERVICE CHARGE

We understand all mains services including Three Phase are connected to the property. An estate charge is also levied against the premises, further details available upon request.

ACCOMMODATION

Name	Size
Unit 4B	3,017 sq ft (280.28 sq m)
Total	3,017 sq ft (280.28 sq m)

RATEABLE VALUE

Not currently available on the Gov website. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

On application.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us, January 2024

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