



A, Unit D1 Derby Road Industrial Estate,  
Sandiacre, Nottingham, NG10 5HU

**£1,000 PCM**

# A Unit D1 Derby Road Industrial Estate Sandiacre, Nottingham NG10 5HU

Unit A offers 91 sq.m. with an additional mezzanine floor of 75 sq.m. providing for a first floor office and storage area and offers a blank canvas for a variety of small business needs.

Situated within a small light industrial estate off Derby Road in Sandiacre, extremely well positioned approx. ½ mile from J25 of the M1 motorway and the A52 which links Nottingham and Derby. There is vehicle standing in front of each unit with two of the three having secure concertina shutter doors which is clear and sufficient for a delivery van.

The units are available as a whole, individually or two out of three on a new full repairing lease with terms to be agreed.

Available immediately, for more information and to arrange a viewing of the units, please contact the Stapleford branch of Robert Ellis.

**Unit A**  
Offering approx 91sq.m. of internal useable space, accessed from a security concertina shutter door where there is a small lobby area before leading into the main unit, partial suspended grid ceiling with LED lighting, ample power sockets, walk-in hand wash station and staircase to mezzanine floor.

**Mezzanine Floor**  
Offering approx. 75 sq.m. of internal space which includes an office and three storage areas into the roof space.

**Lease Details**  
The units will be let on a new full repairing lease with terms to be agreed, the rent for the whole is £2,200 pcm. Individually the rent per unit is Unit A £1,000 pcm.

**Rateable Value**  
The rateable value information is not available.

**VAT**  
We understand that VAT is not applicable.

**Insurance**  
Buildings insurance is provided by the landlord and is re-charged to the tenant.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.