



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

**£800 PCM**

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

Unit C offers 89 sq.m. of useable ground floor space 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 C

Offering approx 89 sq.m. of useable internal space, accessed from UPVC doors to the front elevation, suspended grid ceiling system with LED lighting, ample power sockets. Staff w.c. facilities.

## 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 C £800 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.