



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

£2,200 PCM

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A GREAT OPPORTUNITY HAS ARISEN TO LET THREE LIGHT INDUSTRIAL/WAREHOUSE UNITS OFFERING A TOTAL OF 282 SQ.M. (3,035 SQ.FT.) OF USEABLE INTERNAL SPACE WHICH ARE INTER-CONNECTED AND CAN BE LET AS A WHOLE, OR SEPARATELY.

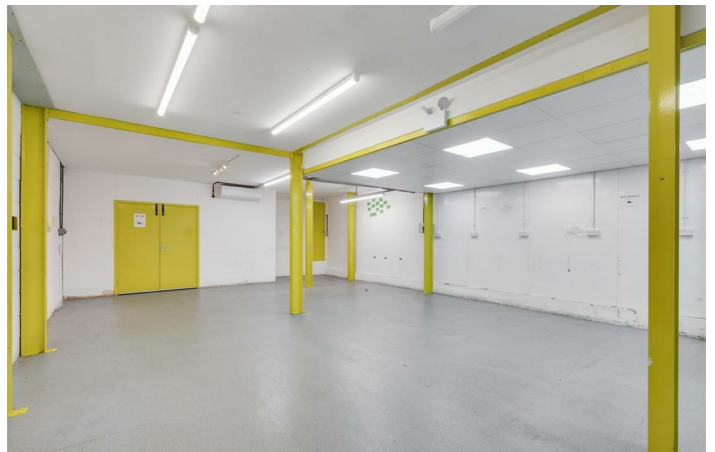
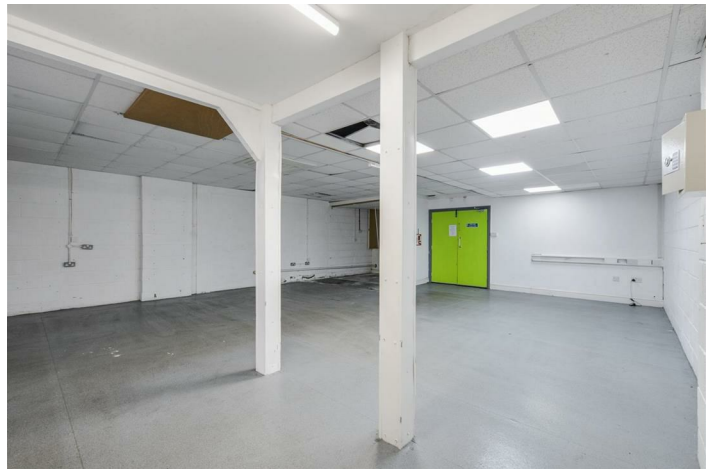
Each unit varies between 89 and 102 sq.m., one of which has an additional mezzanine of around 80 sq.m. providing for a first floor office and storage area.

These three clean, virtually turn-key units each have their own services and therefore can be used independently. The previous tenant occupied a food and catering business and as such the units offer a clean, 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 clearance 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 91 sq.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.

Unit B

Offering approx. 102 sq.m. of useable internal space, accessed from a security concertina shutter door to a lobby area with doors leading to the main space with partial suspended ceiling grid tiles with LED lighting, ample power points and studded area at the rear, previously used for food prep. Staff w.c. facility and emergency exit door.

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 A £1,000 pcm

Unit B £900 pcm

Unit C £800 pcm.

Rateable Value

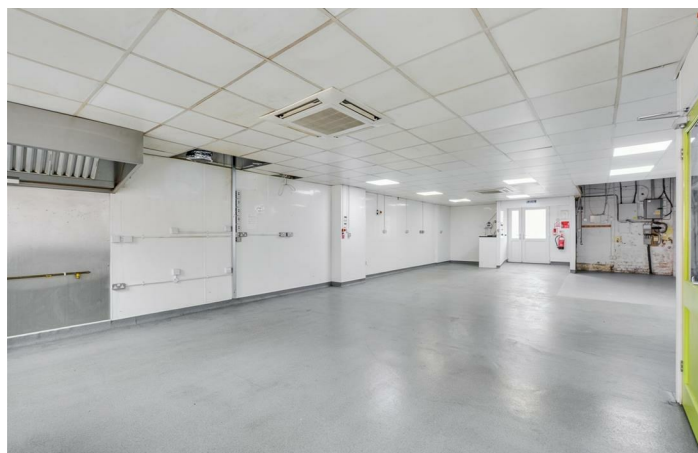
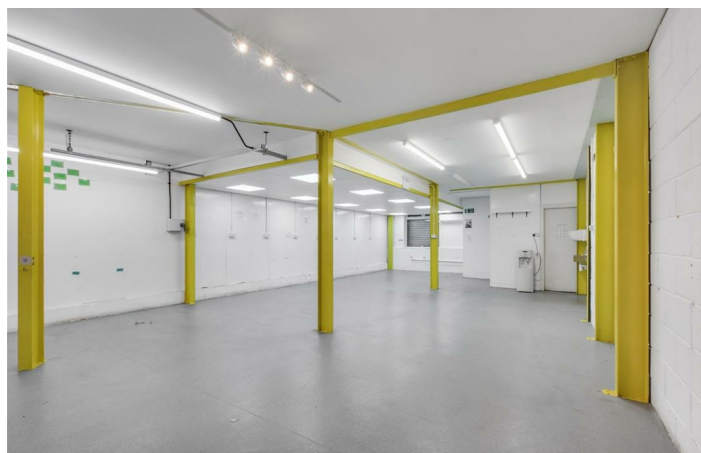
The rateable value information is not available.

VAT

We understand that VAT is not applicable.

Insurance

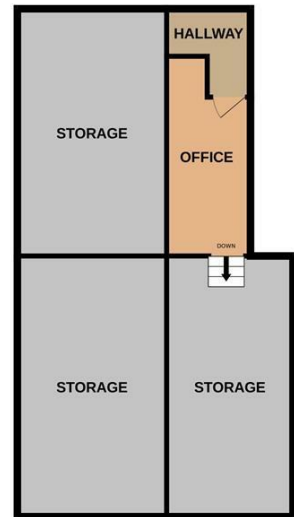
Buildings insurance is provided by the landlord and is re-charged to the tenant.



GROUND FLOOR

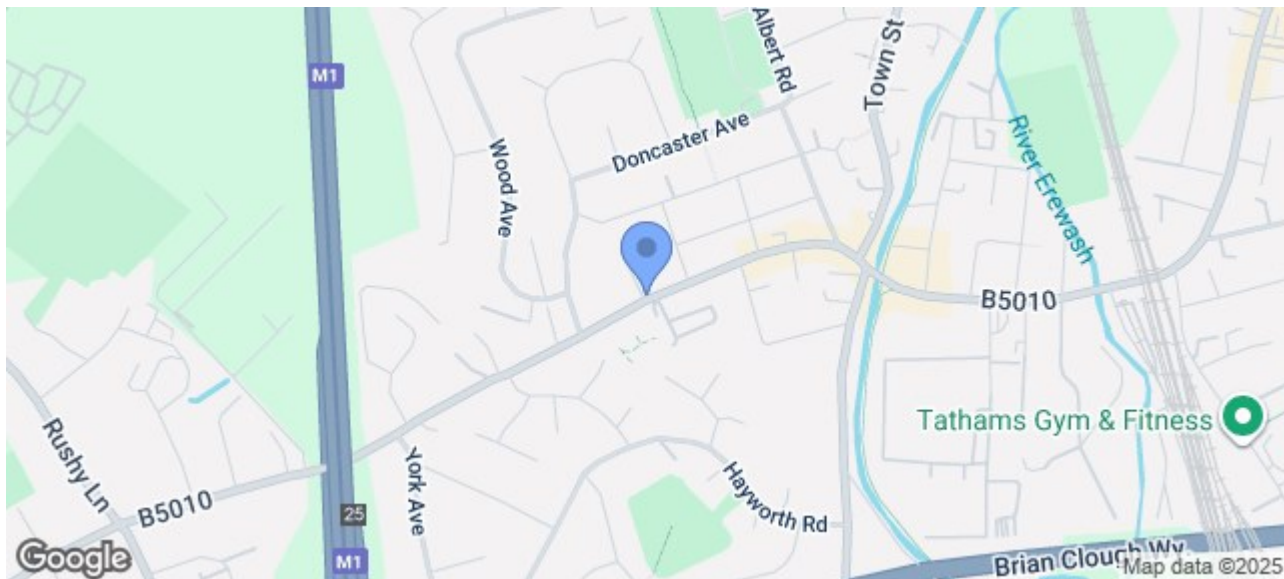


UNIT A MEZZANINE



A, B, C, (UNIT D1) DERBY ROAD INDUSTRIAL ESTATE SANDIACRE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.