

**To Let at only £2.50 per sq ft**  
**For Storage Purposes**  
**5,156 sq ft** (479 sq m)

15 Pentagon Court, Nottingham Road, Derby, DE21 6YZ



- Former office building now available for basic storage Purposes
- Located on established business park with gated access
- Approximately 0.5 miles from Pentagon Island
- 24 hour access available

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[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Mason's Place Business Park occupies a convenient location fronting Nottingham Road approximately half a mile from Pentagon Island which provides access to Derby's recently completed ring road system and to J25 and J28 of the M1 Motorway via the A52 and A38 trunk roads respectively.

## Description

The premises comprise a two storey, former office building but which is now a basic shell suitable for a variety of storage purposes.

## Accommodation/Availability

The accommodation has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

Unit 15                    5,156 sq ft (479 sq ft)

## Services

There are no services currently connected to the unit.

## Non Domestic Rates

The units do not currently attract Non Domestic Business Rates because they are basic shells.

In the event that your use of the premises should attract Non Domestic Rates liability, this will be payable by you directly to the Local Charging Authority.

## Terms

The premises are available to let by way of a new tenancy agreement.

This may either take the form of a Licence or a lease for a maximum 2 - 3 year term.

The tenancy agreement will be drawn outside the Landlord & Tenant Act Pt II 1954 and there will be no automatic right to renew.

Interested parties should discuss their requirements with the letting agents, Raybould & Sons.

## Value Added Tax

We are advised that the property has been VAT registered and that Value Added Tax will be payable on the rent and any other costs.

## Viewing and Further Information:

All viewings are to be strictly by prior appointment through the sole selling agents, Raybould & Sons. Under no circumstances are you to approach the current tenant directly

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