

To Let
Storage Unit
1,270 sq ft (118 sq m)

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



- Lock-up Storage Unit
- Located on established industrial/warehouse park with gated access
- Approximately 0.5 miles from Pentagon Island
- 24 hour access

01332 295555

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 regular shaped brick built unit offering basic storage accommodation.

Accommodation/Availability

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

Unit 14 1,270 sq ft (118 sq m)

Services

There are no services currently connected to the units.

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.

The tenancy agreement will be drawn outside the Landlord & Tenant Act Pt II 1954.

Please contact the sole letting agents for further details.

Rent

£5,150 per annum exclusive

Value Added Tax

Value Added Tax will be payable on the rent and any other costs.

Legal Costs

Each party to the transaction will bear their own legal 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

Contact: Martin Langsdale

Office: 01332 295555

Mobile: 07855 550538

Email: martin@raybouldandsons.co.uk

