

SINFIN COMMERCIAL PARK

SINFIN LANE DERBY
DE24 9GL

Plots from 0.68 acres (0.27 ha) - 4.5 acres (1.82 ha)
Secure open storage opportunities

Land available



TO LET

Available now

- Excellent connectivity to outer ring road (A5111) A38/A50/A52 and M1 junctions J24/24a/25
- Close to Derby city centre
- Flexible lease terms available

SINFIN COMMERCIAL PARK

DESCRIPTION

Sinfin Industrial Park is a well-established industrial and logistics location totalling approximately 58 acres, comprising industrial units of varying age and size, along with open storage plots. The park benefits from on-site security in the form of a manned gatehouse and barrier controlled access to the front.

AVAILABILITY

Plot 8 - 4.5 acres Predominantly level plot with concrete surface.

Plot 9 - 1.8 acres Predominantly level plot with concrete surface.

Plot 10 - 2.8 acres Predominantly level site.

Plot 11 - 0.68 acres Predominantly level site currently used for car parking which comprises a mix of hardcore and scrub vegetation.

Mains services are available on the estate, however, it will be up to interested parties to source utility supplies into individual plots if required.



SINFIN COMMERCIAL PARK



PLANNING

The site is situated within an employment area. Parties should make their own enquiries with Derby City Council on 01332 255950.

RATES

The local billing authority is Derby City Council and the plots would need to be assessed for rating purposes upon occupation.

VAT

We understand that VAT is payable.

TENURE

The plots are available to let on new lease terms for a period and rent to be agreed depending upon size and specification.

RENTAL

Rent on application.

SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

LEGAL COSTS

Each party to bear their own costs incurred in connection with this transaction.

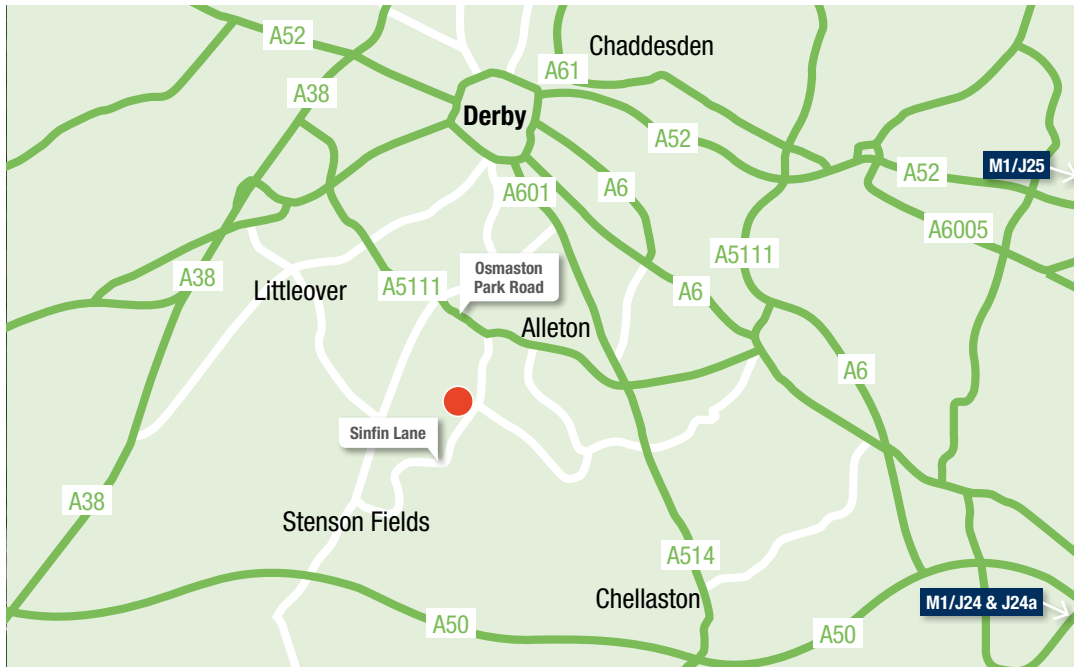
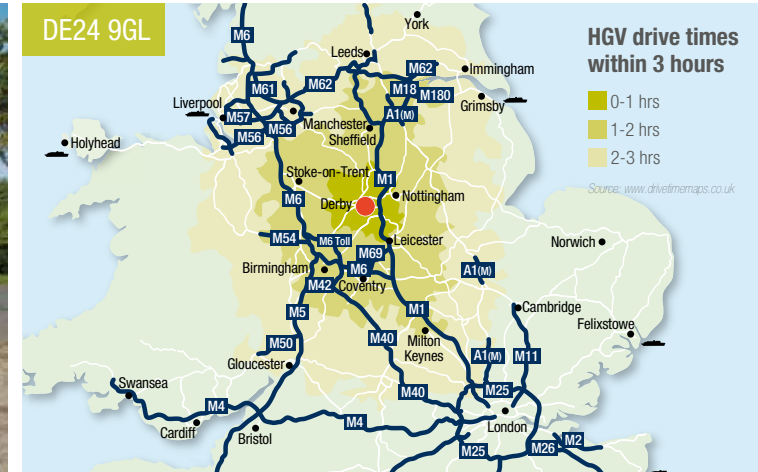


SINFIN COMMERCIAL PARK

LOCATION

The land is situated on Sinfin Industrial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Major occupiers in close proximity include Rolls Royce (World Headquarters) and Reckitt Beckinsler, Kuehne + Nagel, CEVA, Morrisons and Daher.



CONTACT & FURTHER INFORMATION



Stuart Waite
07974 663063
swaite@innes-england.com

Nick Hosking
07855 423458
nhosking@innes-england.com



Jon Ryan-Gill
07961 820757
jon.ryan-gill@knightfrank.com

James Clements
07436 165015
james.clements@knightfrank.com

Misrepresentation Act: Innes England and Knight Frank for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Innes England and Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. September 2016.