



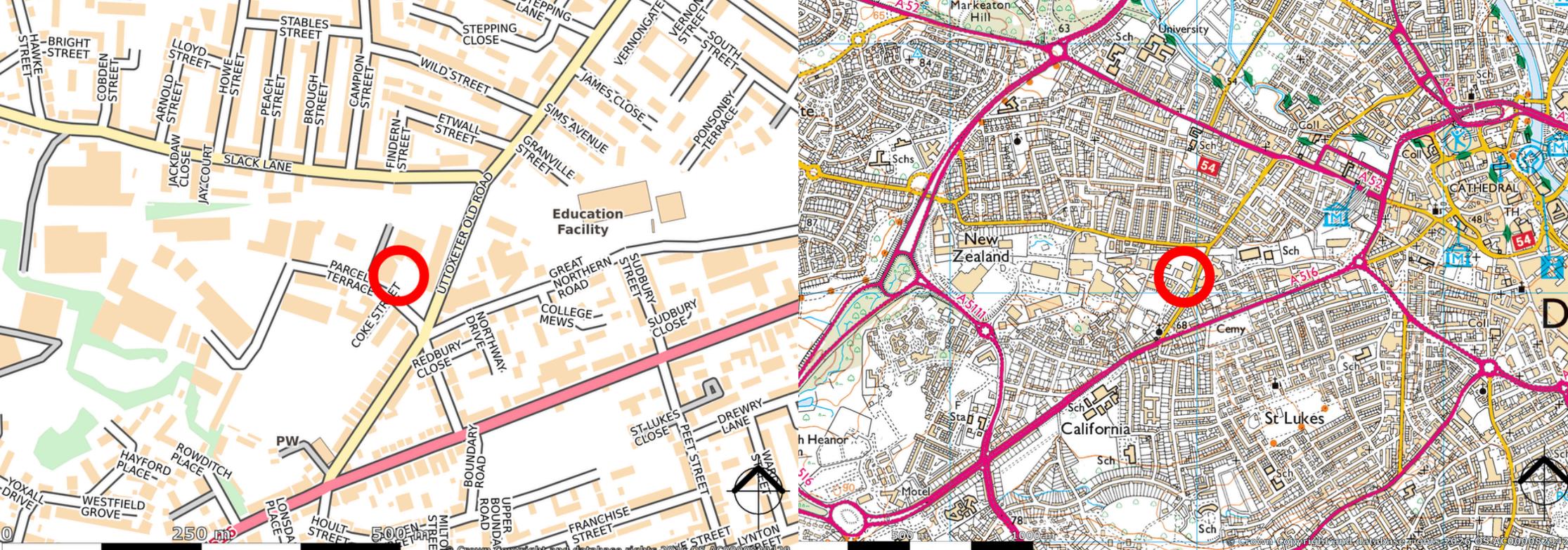
# FOR SALE

7,861 sq ft (730.41 sq m) on 0.65 acres (0.263 ha)

LAKE HOUSE, PARCEL TERRACE, DERBY, DE1 1LQ



Sanderson  
Weatherall



## Location

The property is situated on Parcel Terrace, a well-established commercial mixed-use area on the western fringe of Derby city centre. The location lies immediately adjacent to the River Derwent and benefits from close proximity to Derby city centre amenities, which are accessible within approximately 0.5 miles to the east.

The property benefits from good connectivity to the regional road network, with the A38 dual carriageway located close by, providing direct north-south access through Derby and onward connections to the A52 and A50. The M1 motorway is accessible within approximately 18-20 minutes' drive, with Junction 24 (Kegworth) located around 14 miles to the east and Junction 25 (Nottingham South) approximately 17 miles to the north-east. Junction 28 of the M1 lies around 28 miles to the north, providing further access towards Chesterfield and Sheffield.

In addition, the A50 provides direct east-west connectivity between Stoke-on-Trent and the M1 (Junction 24), with access achievable within approximately 10 minutes' drive, offering efficient links to the wider East Midlands, West Midlands and national motorway network.

Derby is a major East Midlands city, strategically positioned approximately 15 miles west of Nottingham, 35 miles north-east of Birmingham and around 50 miles south of Sheffield.

The surrounding locality comprises a mixed commercial environment including office accommodation, leisure uses and residential developments, with Derby city centre, Pride Park and the University of Derby all located within close proximity.



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### EPC

The property has been assessed to have an EPC rating of band C, with a score of 75 points.

### Site Area

The site extends to approximately 0.65 acres (0.263 ha).

### Business Rates

The property currently forms part of a wider business rate assessment and will need to be re-valued in due course.



## Description

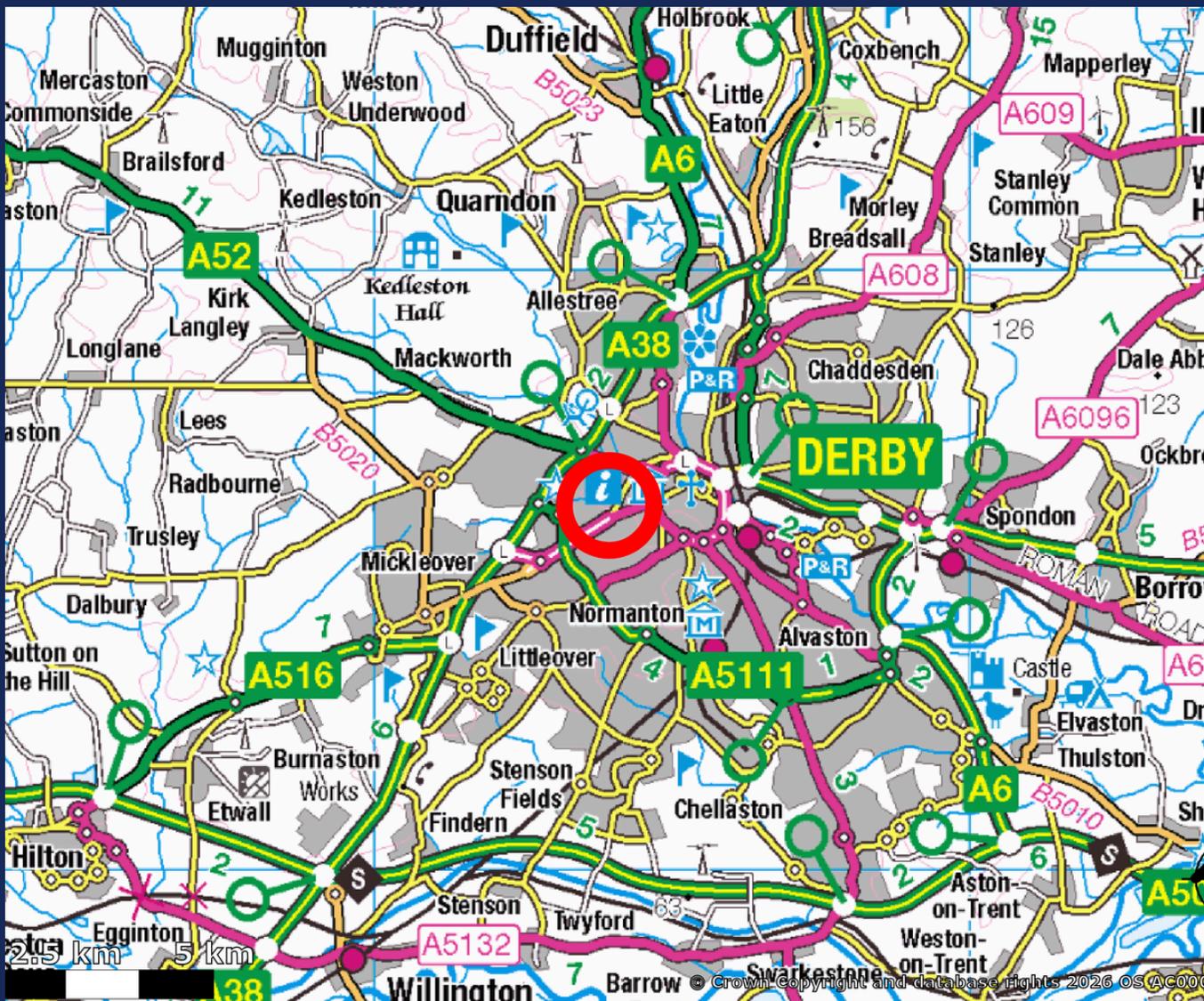
Building A – This building consists of the former trade counter unit with ancillary warehouse space and staff welfare facilities. The building is of concrete frame construction beneath a part asbestos and part profile metal roof incorporating some translucent roof panels. The external elevations are a mixture of brick and profile metal cladding. The ground floor windows and doors benefit from external electric roller shutters.

Internally, Building A provides a trade counter area with ancillary warehousing/stores to the rear. There are staff welfare and kitchenette facilities at ground floor level together with further first floor office accommodation. The windows are uPVC double glazed. There is a single ground level loading door beneath a canopy which leads directly into the warehouse. There is a mezzanine deck in the warehouse area.

Building B consists of a much more modern warehouse building providing open plan storage space. The unit is of steel portal frame construction with a profile metal roof and external elevations. There is one electric roller shutter loading door.

Externally, the property benefits from a secure yard area which is largely tarmac covered. The site benefits from steel palisade fencing and it's own direct entrance off Parcel Terrace via steel palisade gates.

Description	Approximate Gross Internal Floor Area	
	m <sup>2</sup>	sq ft
<b><u>Building A (Eaves 4.8M)</u></b>		
Ground Floor	516.68	5,561
First Floor	51.33	552
<b>Sub Total</b>	<b>568.01</b>	<b>6,113</b>
(Mezzanines	51.92	559)
(Mezzanines	150.97	1,625)
<b><u>Building B (Eaves 5.8M)</u></b>		
Ground Floor	162.4	1,748
<b>Total</b>	<b>730.41</b>	<b>7,861</b>



**Guide Price**  
£750,000

### VAT & Costs

All guide prices are exclusive of VAT. Each party is to be responsible for their own cost in the transaction.

### Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Viewings

For further information or to arrange a viewing, please contact the sole selling agents:

Jonathon White  
07811 100 786

[jonathon.white@sw.co.uk](mailto:jonathon.white@sw.co.uk)

Jay Dhesi  
07518 250 500

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