

OXW326

Derby Commercial Park, Derby

326,243 sq ft (30,309 sq m)

Prime Industrial / Logistics Unit

View the virtual tour at oxw326.co.uk

TO LET

RECENTLY
REFURBISHED
AVAILABLE NOW

SAT NAV: DE21 7HW

/// BASIS.TREE.NEAT



6 MILES TO J24
AND J25 OF THE M1



GRADE A
SPECIFICATION



SPRINKLER SYSTEM



OXENWOOD
REAL ESTATE

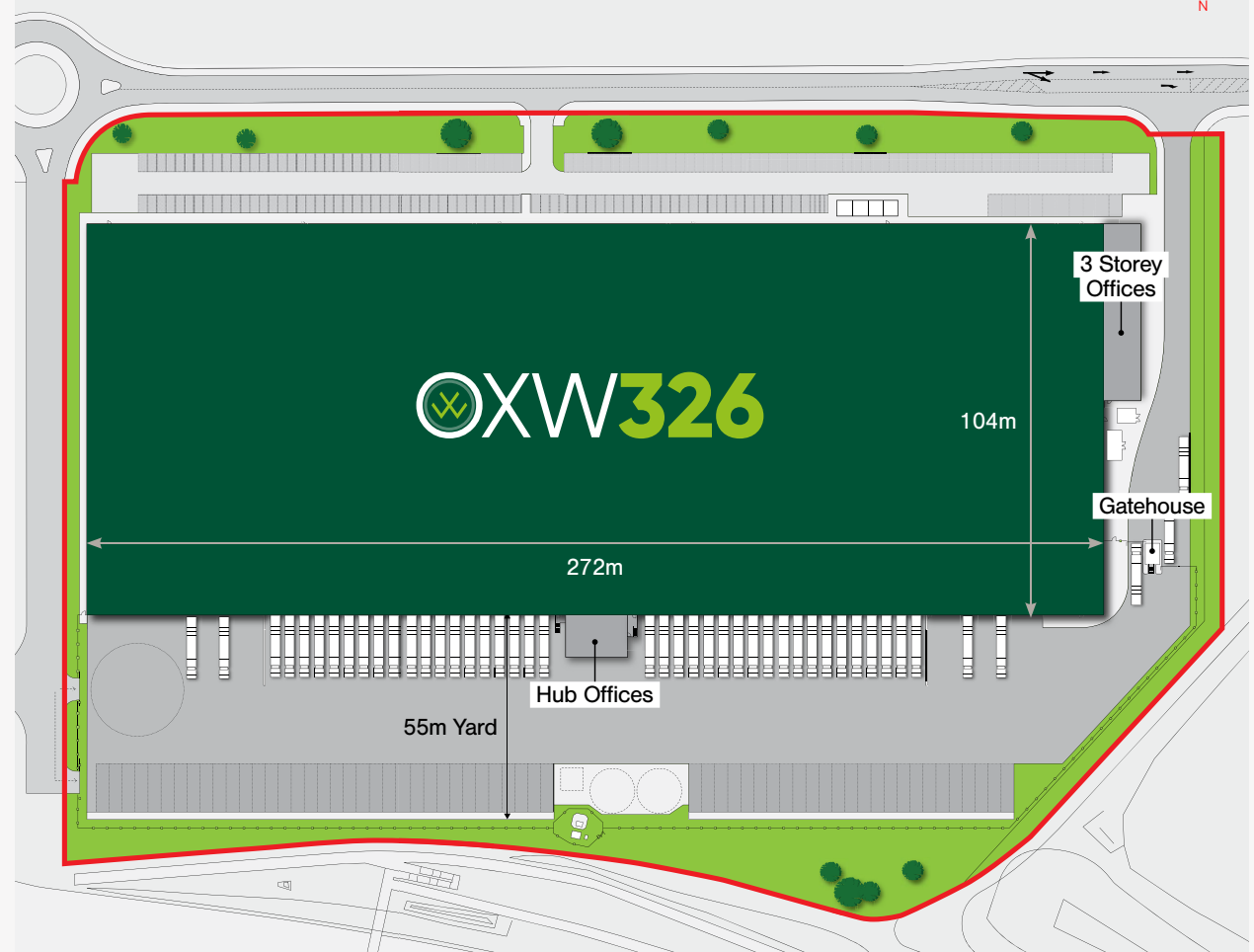
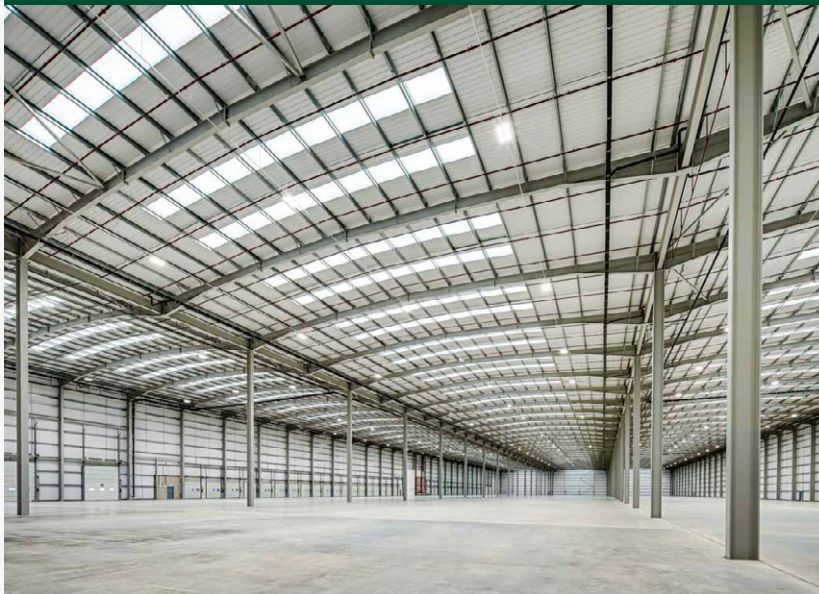
OXW326 is strategically located on Derby Commercial Park, approximately 6 miles to both Junctions 24 and 25 of the M1.

Direct access off Raynesway provides excellent access into Derby City Centre, as well as to the A52 and A50.



Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	306,544	28,478.90
Offices - Ground Floor	5,317	494.0
Offices - First Floor	5,098	473.6
Offices - Second Floor	5,098	473.6
Offices - Hub - Ground Floor	2,068	192.1
Offices - Hub - First Floor	1,949	181.1
Gate House	169	15.7
TOTAL	326,243	30,309





15m
clear height

50kN/M²
floor loading

LED
lighting

Sprinkler
system

VRE climate
control

181
car parking
spaces

Three storey
fully fitted
offices

Secure
site

38
Loading
dock doors

4
Level access
doors

55m
Service yard
depth

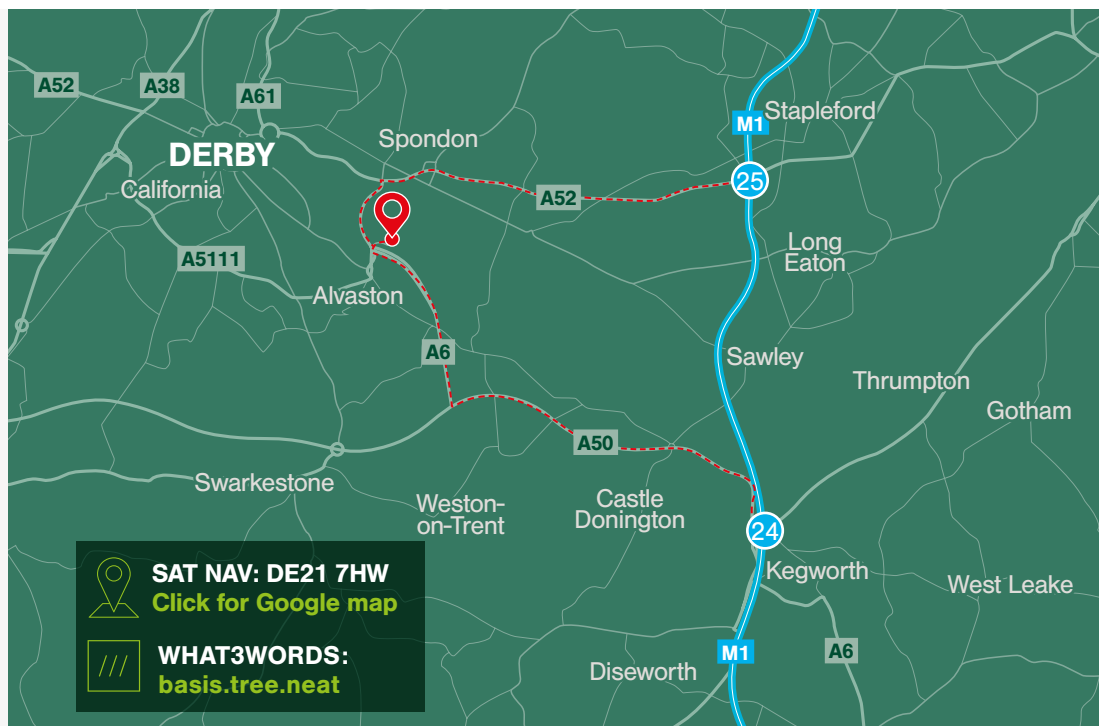
Gatehouse

Transport
hub

102
HGV parking
spaces

CLICK
HERE
to take
a tour of
the unit





LOCATION	DISTANCE	TIME
Derby	4 miles	7 mins
M1 J24	6 miles	8 mins
M1 J25	6 miles	8 mins
Nottingham	14.5 miles	22 mins
Leicester	30 miles	42 mins
Sheffield	49 miles	1 hr
Birmingham	51 miles	57 mins
Northampton	65 miles	1 hr 11 mins
London	130 miles	2 hrs 50 mins
AIRPORT		
East Midlands	12 miles	20 mins
Birmingham	46 miles	50 mins
Heathrow	128 miles	2 hrs 10 mins
FREIGHT TERMINAL		
East Midlands Gateway	12 miles	18 mins

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING

B2 and B8.

BUSINESS RATES

The rateable value is available on application.

SERVICES

We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC

A12 rating.

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