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For Sale



Freehold Industrial Investment in Derby close to the
A52 / A38

Offers in the region of £950,000

Unit 2, The Parker Centre, Mansfield Road, Derby,
DE21 4SZ

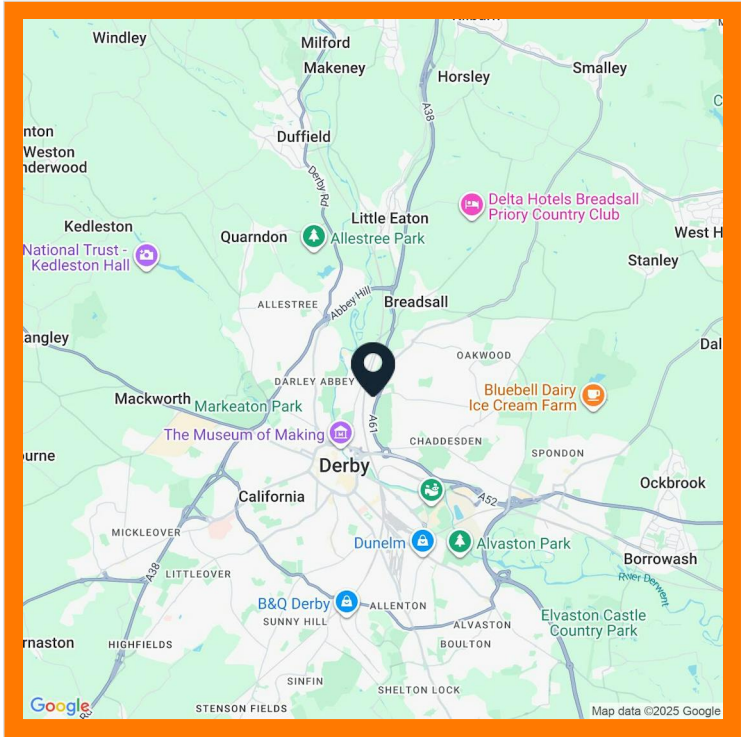
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- Freehold Industrial Investment in Derby, East Midlands
- Industrial / warehouses premises with offices (within a 0.424 acres site)
- Let to Hubner UK Ltd at a current rent of £53,000 pa
- Located on Mansfield Road, within the Parker Centre, Derby
- Potential to secure a new lease with a high quality tenant



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property is an industrial premises which provides open plan warehouse accommodation (with an eaves height of 10m) and a two storey office / welfare section, with external side yard and front parking area (for approximately 13-17 vehicles depending on parking layout).

The building is of steel framed construction with brick & block walls, and metal steel sheet cladding. The warehouse has a concrete floor with an electric roller shutter door to the front (3.76m in height & 4.7m in width). The office section is well appointed with reception, offices, kitchenette, mess room, tool room and WC facilities.

Externally there is a side yard and front parking area which is fully surfaced with security metal fencing and gate access.

Location

The property is located on the Parker Centre, a well established and popular business estate approximately 1 mile North of Derby City Centre, off Mansfield Road and close to its junction with Stores Road and Sir Frank Whittle Road (A61).

The location provides good road links with the A38 (M1 North and West Midlands) and the A52 (M1 South and Nottingham), both accessed via Sir Frank Whittle Way. The M1 (Junction 25) is 7 miles away, located eastwards along the A52.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices & Ancillary Accommodation	1,614	149.95
Ground - Warehouse	7,428	690.08
1st - Offices & Ancillary Accommodation	1,239	115.11
Total	10,281	955.14

Tenure

Freehold (title number: DY203566), subject to the existing tenancy detailed in these marketing details.

Tenancy Details / Rental Income

The property is let to Hubner UK Ltd, with the current tenant holding over on a lease within the landlord and tenant 1954 Act at a rent of £53,000 pa. We understand the current tenant is interested in agreeing a new lease.

Asset Management Potential

We are of the opinion that given the demand of the local industrial letting market, the rental level has some potential uplift from the current level.

We would advise interested parties to make their own enquiries with their professional advisers on this matter.

Price

Offers in the region of £950,000. We understand VAT is NOT payable on the purchase price.

Business Rates

Rateable Value of £50,000

Energy Performance Certificate

C (73)

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UNIT 2

Hubner UK Ltd, Unit 2, The Parker Centre, Parker Industrial Estate, Mansfield Road,
Derby, DE21 4SZ



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract