TO LET

West Meadows Industrial Estate

E2

4,599 sq.ft

(427 sq.m)

- Well located – Adjacent to A52 Dual Carriageway
- Good links to Junction 25 of the M1, A38 Dual Carriageway, A61 and Derby City Centre
- Popular Trade Counter Location off Pentagon Island

Leisure / Trade Counter / Warehouse / Production

Cranmer Road, off Pentagon Island, Derby, East Midlands. DE21 6JL

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West Meadows Industrial Estate

E2

DESCRIPTION

- Portal frame construction behind a brick façade
- Approximately 17.7ft (5.4m) to eaves
- Roller shutter door with 16ft (4.9m) loading height
- 10% translucent roof lights
- Concrete floor
- Offices are carpeted and have gas fired central heating and inset fluorescent lighting
- Toilet facilities

AREAS (Approximate Gross Internal)

Warehousing/Production	3,165 sq.ft	(294 sq.m)
Ground Floor Offices/Ancillary	800 sq.ft	(74 sq.m)
First Floor Offices/Ancillary	634 sq.ft	(58 sq.m)
TOTAL	**4,599 sq.ft**	(427 sq.m)

Leisure / Trade Counter / Warehouse / Production

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1 Derbyshire County Cricket Club
2 Nuffield Health
3 Days Hotel
4 Capital Self Storage
5 Rykneld Tean Ltd
6 Plumb Centre
7 Europcar
8 Peugeot
9 Kwik Fit
10 Motor Point
11 Tidy Co
12 Speedy Hire
13 Vauxhall
14 Aston Martin
15 Mini

West Meadows Industrial Estate

LOCATION - DE21 6JL

The West Meadows Industrial Estate is accessed from the A52 Dual Carriageway at Pentagon Island. The Estate benefits from excellent road links to Derby City Centre (0.5 of a mile), the A38 (2 miles) and Junction 25 of the M1 (7 miles).

Approx Travel Times

M1 (Junction) 25	10 miles	(11 mins)
Nottingham	14 miles	(25 mins)
Burton-on-Trent	12 miles	(21 mins)
Stoke-on-Trent	35 miles	(45 mins)

EPC

Band F Rating 141.
Further information on request.

RATES & PLANNING

Suitable for D2 (Leisure), B1 (Light Industrial), B2 (General Industrial) & B8 (Warehousing) Subject to planning). Interested parties are recommended to undertake their own enquiries with Derby City Council Business Rates Department or Derby City Council Planning Department on 01332 293111.

INSURANCE

The Landlord will insure the premises, the premiums to be recovered from the tenant.

RENT & TERMS

Available on application.

LEGAL COSTS

Each party is responsible for their own legal costs in the connection with the granting of the lease.

APPOINTMENTS TO VIEW

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The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk