



# Unit E1A Cranmer Road, West Meadows Industrial Estate, Derby, DE21 6JL

## DESCRIPTION

The property comprises an end terrace industrial/warehouse unit, steel frame with full height brick and blockwork elevations beneath a pitched roof incorporating 10% translucent light panels benefiting from a maximum internal clearance height of 6.43m, solid concrete flooring and an electric roller shutter door.

Internally the property is arranged as a warehouse with an integral two-storey office and mezzanine store. The offices benefit from gas central heating, suspended ceilings and inset LED lighting.

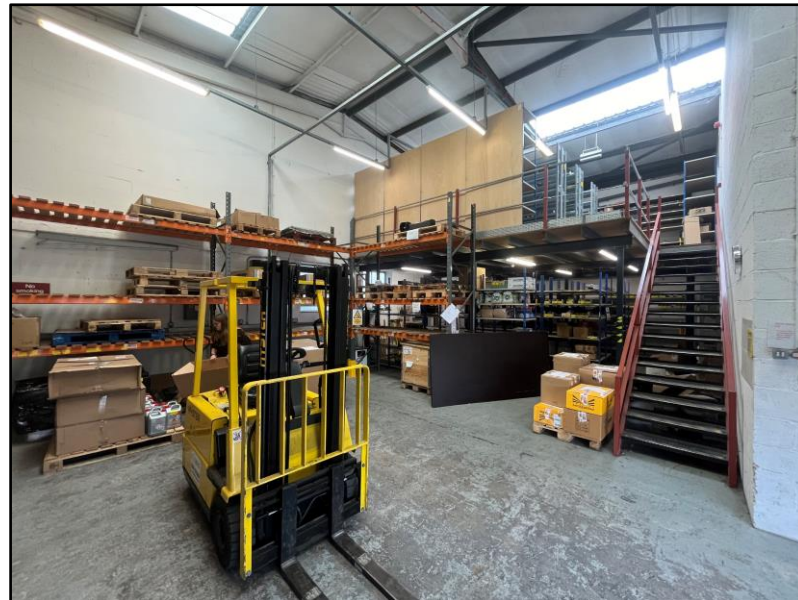
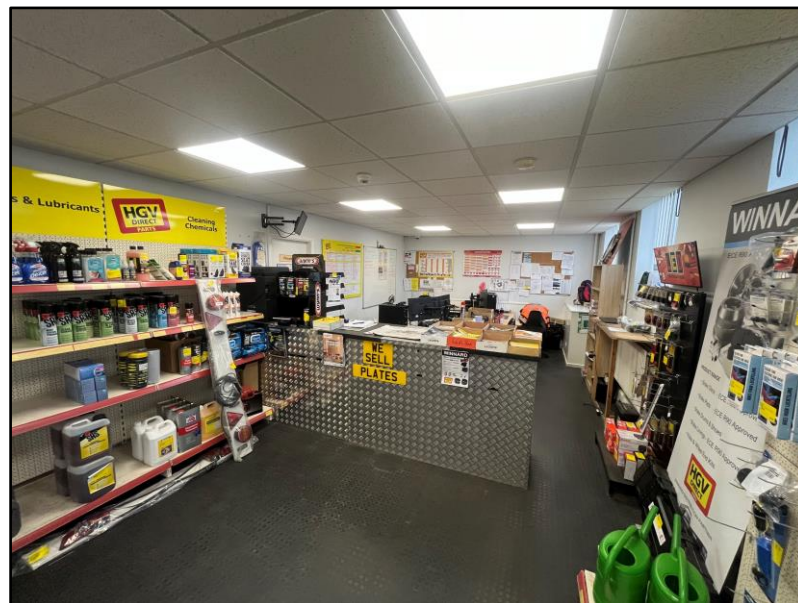
The property has a 3-phase power supply.

## ACCOMMODATION

Ground Floor		
Warehouse/Office	237.04 sq m	(2,551 sq ft)
First Floor		
Office	99.30 sq m	(1,069 sq ft)
Mezzanine	55.38 sq m	(596 sq ft)
<b>Total GIA excl mezz</b>	<b>336.34 sq m</b>	<b>(3,620 sq ft)</b>
<b>Total GIA incl mezz</b>	<b>391.72 sq m</b>	<b>(4,216 sq ft)</b>

## TENURE

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





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## RENT

**£23,500 (twenty three thousand five hundred pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Derby  
Period: 2024/2025  
Rateable Value: £17,750

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 95 within Band D. The EPC is valid until 28 August 2028.

## PLANNING

We understand the premises have authorised planning consent under Class E (light industrial), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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## LOCATION

The subject property occupies a prominent position on Cranmer Road which is situated on the West Meadows Industrial Estate, a well-regarded industrial/business location approximately 1 mile east of Derby City Centre.

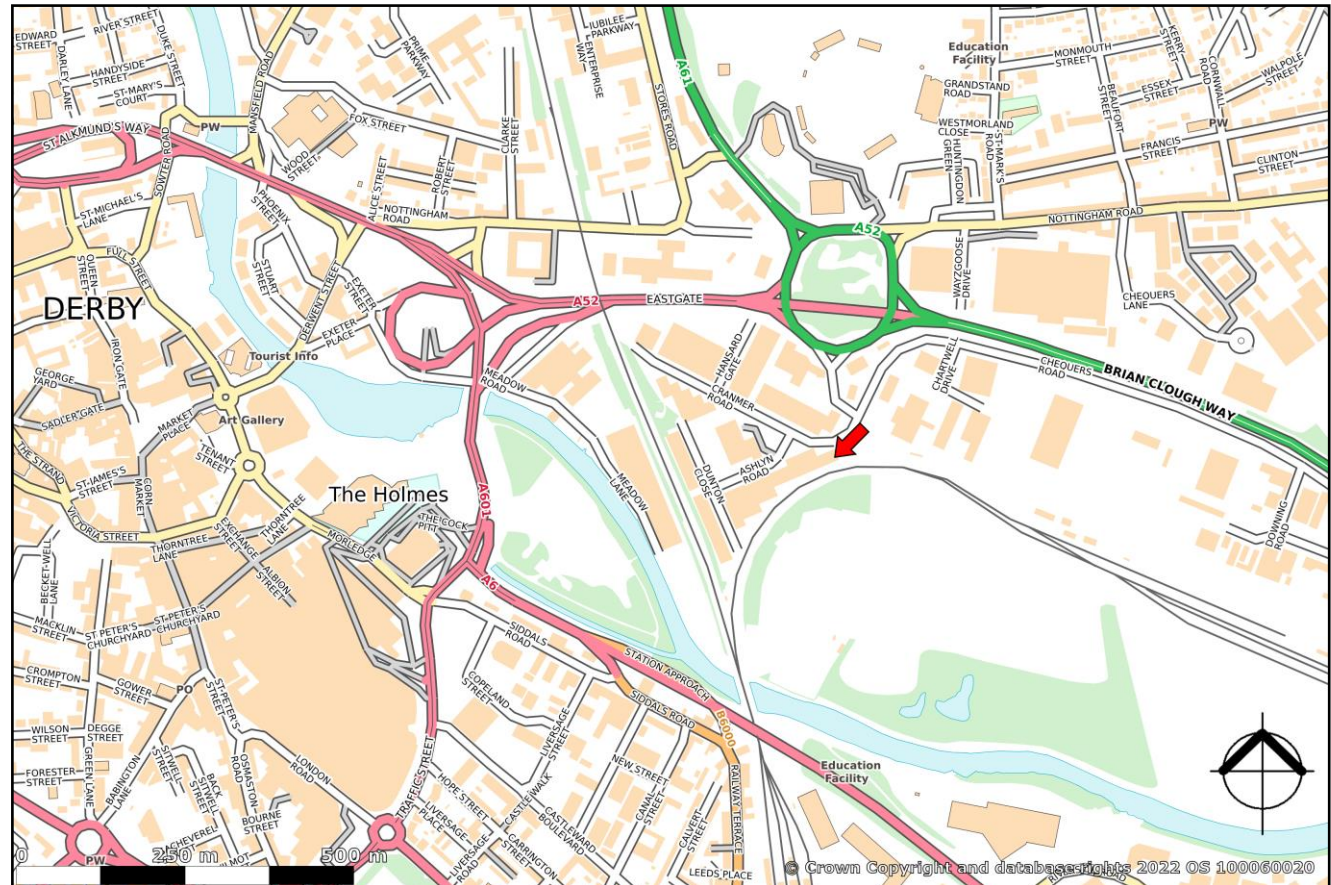
The estate is accessed via the Pentagon traffic island at the junction with the A52, providing excellent access to the A6, A50 and M1 motorway as well as the A61 to Derby and its outer ring-road.

The property's location is shown on the plan within these particulars.



**what3words:**

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## **CONTACT:**

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### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations