



**UNIT 21, ALFRETON ROAD, NORTLEDGE BUSINESS PARK, DERBY, DE21 4BN**

**TRADE COUNTER TO LET**  
**4,114 SQ FT (382.20 SQ M)**





# Summary

Modern industrial unit located on the North Edge Business Park

Available Size 4,114 sq ft

Rent £48,000 per annum  
Current Passing Rent

EPC Rating A (24)

- Ample Parking
- Pitched Roof
- 1 Loading Roller Shutter
- Strong Signage
- Externally Lit
- CCTV



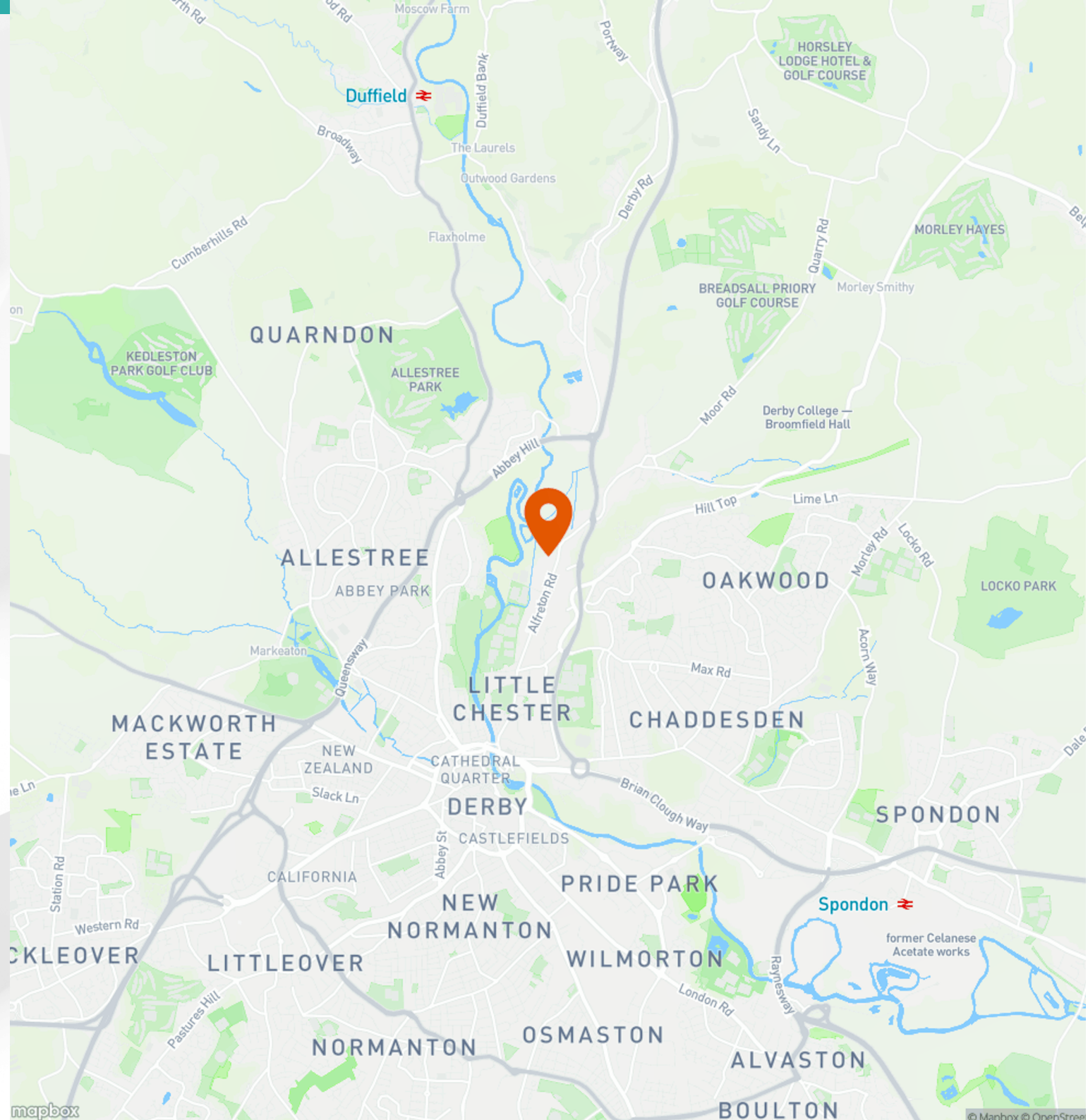


# Location



**Unit 21, Alfreton Road,  
Northedge Business Park,  
Derby, DE21 4BN**

Northedge is located on Alfreton Road which is in close proximity to very close to the A61, a few hundred yards to the south of the main intersection with the A38 at Little Eaton. The A38 provides a direct link to the M1 North at Junction 28 and also to Staffordshire and the West Midlands to the south west. The A61 connects to the south with the Pentagon traffic island, from which the A52 provides a dual carriageway link to the M1 south (Junction 25) and Nottingham.







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# Further Details

## Description

This unit provides open plan warehouse accommodation with WC and offices at ground level within the property. The unit has concrete floors, artificial lighting, 1 overhead tracked loading door measuring circa 5.3m high and 4.3m wide. The unit has a minimum eaves height of approximately 6.8 metres. The unit features generous provision for customers and presents very well while sharing the Business Park with other strong tenants such as Tool Station and Screwfix.

## Viewings

Strictly through prior appointment via Sole Agents Vail Williams.

## Terms

Available by way of assignment or subletting of the existing lease 10 years from July 2021 at a passing rent of £48,000 pa or potentially a new lease on terms to be agreed.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Fees

Each party to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate on a proportional basis. Interested parties are urged to make further enquiries.

## Business Rates

Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable.









## Enquiries & Viewings



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**Vail  
Williams**

[View on our website](#)