



Units 1-4  
Keys Road  
Nixs Hill Industrial Estate  
Somercotes  
Derbyshire  
DE55 7FQ

**£40,000**  
per annum exclusive

## INDUSTRIAL UNIT WITH CAR PARK/YARD

225 - 900 sq m (2,421 – 9,684 sq ft)

Approximate Net Internal Area

# TO LET

### FEATURES INCLUDE....

SECURE GATED YARD | ESTABLISHED INDUSTRIAL LOCATION | CLOSE TO M1

#### Location

The subject property is located on its own site off keys road on the Nixs Hill Industrial Estate in Somercotes.

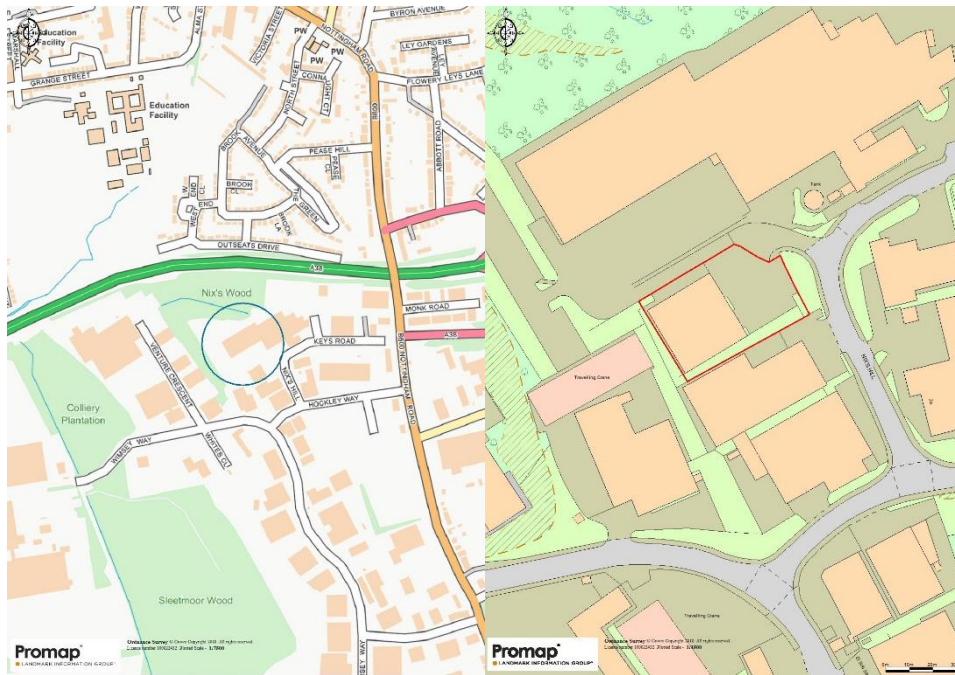
The location is popular with small to medium sized businesses requiring good access to Junction 28 of the M1 motorway which is easily accessible via the A38 within close proximity to the subject property.

#### Description

The subject property comprises a single storey workshop with roller shutter access providing a well presented and recently refurbished open warehouse space.

Furthermore there is a concrete surfaced car parking yard area to the front elevation.

The site has the ability to be let as whole or as individual units subject to negotiation.



## Accommodation

Unit 1	225 m <sup>2</sup> / 2,421 ft <sup>2</sup>
Unit 2	225 m <sup>2</sup> / 2,421 ft <sup>2</sup>
Unit 3	225 m <sup>2</sup> / 2,421 ft <sup>2</sup>
Unit 4	225 m <sup>2</sup> / 2,421 ft <sup>2</sup>

**TOTAL** 900 m<sup>2</sup> / 9,684 ft<sup>2</sup>

The properties are available as a whole or as separate units subject to negotiation.

Approximate Net Internal Floor Area

## Planning

We understand that the property has planning consent within use classes B1 and B8.

For further information please contact Amber Valley Borough Council on 01773 841509

## Business Rates

2017 Rateable Value	£33,000
Rates Payable 2017/2018	£15,840

## Rent

£40,000 per annum exclusive.

## Terms

The premises are available to let by way of a new Full Repairing and Insuring Lease, on Terms to be agreed.

## VAT

Unless stated all prices are quoted exclusive of VAT.

## Legal Costs

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

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that all mains services are connected to the properties including three phase electricity, gas, mains water and drainage. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.