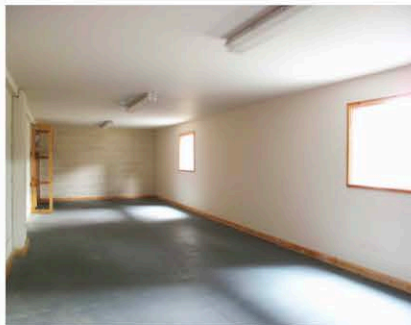


INDUSTRIAL SPACE TO LET

STONEY CROSS
INDUSTRIAL PARK,
EAST MIDLANDS



ADDRESS AND SIZE

East Midlands, Derby, DE21 7NS

650 sq ft

SUMMARY

A modern two-storey detached office and workshop/warehouse unit with secure gated yard and car park.

VIEWING

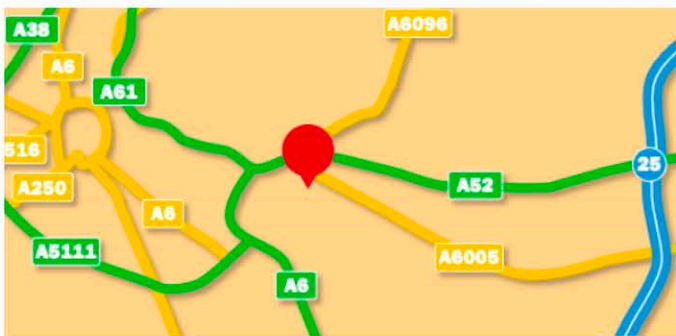
Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

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High value, low cost, flexible business
space to let throughout the UK



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

A modern two-storey detached office and workshop/warehouse unit with secure gated yard and car park. The ground floor benefits from a reception area and offices offering a mix of cellular and open-plan office space. The current configuration can be adapted by prospective tenants to suit particular needs. The workshop/warehouse benefits from roller shutter loading door and an eaves height of 5.1m (17ft).

LOCATION

These premises are situated at the head of the Stoney Cross Industrial Park, at the junction of Station Road in Spondon. There is good access to the A52, and Spondon Train Station is a short distance away. The property is opposite The Moon Public House and other occupiers include Allen Build, Clinovia, Cordea Health Care, Ulogistics and Patton Air.

UNIT SIZES

	Sq ft	Sq m
Workshop/Warehouse	2,910	270
Offices	4,090	380
Total	7,000	650

FEATURES

- 17 parking spaces
- Eaves height of 5.1m (17 ft)
- Open plan and cellular offices
- Roller shutter door
- Fitted kitchen
- Secured yard

LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.