TO LET
Available now
- Excellent connectivity to outer ring road (A5111) A38/A50/A52 and M1 junctions J24/24a/25
- Close to Derby city centre
- Flexible lease terms available

Plots from 0.68 acres (0.27 ha) - 4.5 acres (1.82 ha)
Secure open storage opportunities

SINFIN COMMERCIAL PARK
SINFIN LANE DERBY DE24 9GL

Heavy Industry

good connectivity

www.harworthgroup.com/sinfin

Transforming  Regenerating  Revitalising

Harworth Group

SINFIN LANE DERBY
DE24 9GL

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Sinfin Industrial Park is a well-established industrial and logistics location totalling approximately 58 acres, comprising industrial units of varying age and size, along with open storage plots. The park benefits from on-site security in the form of a manned gatehouse and barrier controlled access to the front.

**AVAILABILITY**

- **Plot 8** - 4.5 acres: Predominantly level plot with concrete surface.
- **Plot 9** - LET
- **Plot 10** - 2.8 acres: Predominantly level site.
- **Plot 11** - LET

Mains services are available on the estate, however, it will be up to interested parties to source utility supplies into individual plots if required.

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SINFIN COMMERCIAL PARK

TENURE
The plots are available to let on new lease terms for a period and rent to be agreed depending upon size and specification.

RENTAL
Rent on application.

SERVICE CHARGE
There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

LEGAL COSTS
Each party to bear their own costs incurred in connection with this transaction.

PLANNING
The site is situated with an employment area. Parties should make their own enquiries with Derby City Council on 01332 255950.

RATES
The local billing authority is Derby City Council and the plots would need to be assessed for rating purposes upon occupation.

VAT
We understand that VAT is payable.

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LOCATION

The land is situated on Sinfin Industrial Park to the south of Osmaston Park Road (Derby’s outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

Major occupiers in close proximity include Rolls Royce (World Headquarters) and Reckitt Beckinser, Kuehne + Nagel, CEVA, Morrisons and Daher.