



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

STORAGE LAND

**LAND TO THE SOUTH OF HEAGE ROAD,
HEAGE ROAD INDUSTRIAL ESTATE, RIPLEY,
DERBYSHIRE, DE5 3GH**

0.19 ha (0.48 acres) approx



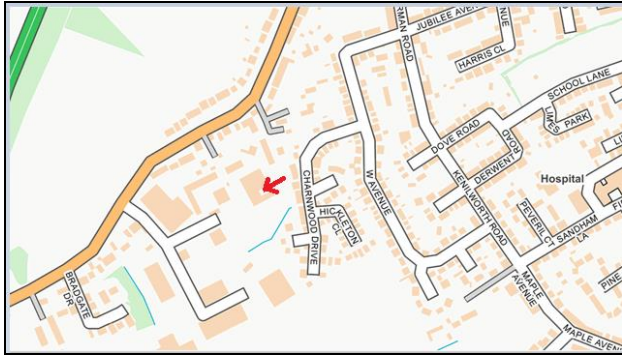
Approx position for identification purposes only

- Surplus storage land available by new sublease
- Established industrial estate setting
- Accessible arterial links (A610/A38 and M1 motorway)

0113 2348999

Location

The property forms part of the Heage Road Industrial Estate in Ripley, at the junction of the A38 and A610 roads within 21 miles of junction 28 of the M1.



Description

The broadly level and regular shaped storage land is roughly surfaced.

The approximate boundaries of the surplus storage land are identified on the following plan and calculated as extending to 0.91 ha (0.48 acres) approx.

Services

Prospective sub tenants to make their own arrangements.

Terms

The property is offered by way of a new sublease, upon terms to be agreed, outside of the security of tenure provisions of the Landlord & Tenant Act. A term beyond 29 October 2025 is not available.

Rent

£12,000 per annum exclusive.

Business Rates

The tenant is to be responsible for a contribution towards the business rating liability of the property of £5,000, until the property is separately assessed for business rates purposes.

VAT

The rent and business rate contribution are quoted exclusive of VAT. It is envisaged VAT will not be applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Landlord & Tenant Act

A subletting would be granted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Our Ref: 3116/A/S
April 2021

Subject to Contract



The boundaries of the proposed extent of the property are edged red, for approximate identification purposes only.



Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.