



FORMER ATS EUROMASTER, GOSFORTH ROAD OFF ASCOT DRIVE, DERBY, DE24 8HU

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## Location

The property is located on Gosforth Road in an established commercial location, approximately 3 miles south of Derby City Centre and benefits from excellent road connections. The A6 and A52 dual carriageways are located less than 1 mile away, with both providing access to the Derby inner ring road, and wider motorway network.

## Description

The property benefits from the following features and specification:

- 2 ground level loading doors
- 5.5m eaves height
- Warehouse lighting
- Existing ancillary storage space
- Internal Mezzanine
- Fully fitted ground floor and first floor office accommodation
- Staff WC
- Secure service yard
- Approximately 14 parking spaces

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground Floor Warehouse and Offices	8,360 sq ft (776.63 sq m)
First Floor Offices and Mezzanine	1,491 sq ft (138.59 sq m)
Ancillary Storage.	1,664 sq ft (154.59 sq m)

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**TOTAL GIA** **11,515 sq ft (1,069.81 sq m)**

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## Business Rates

Rateable Value (2017): £27,500  
Description: Warehouse and Premises

## Tenure

The property is available by way of a purchase of the long leasehold interest. The premises are held on an existing 99 year ground lease (with ground rent of £180 pa) commencing on 25th December 1959.

## Price

On application.

## EPC

TBC

## VAT

VAT will be payable on the transaction.

## Viewing

By appointment only through sole agents, Gerald Eve LLP.

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