



TO LET NEW BUILD

Merlin Park, Unit 19

Osmaston Road, Derby, Derby DE24 8AL

Size: 432 m² | 4,650 ft²

GUIDE PRICE

£46,500 P.A.X.

OIRO £46,500

Call: 01332 298000

Property Details

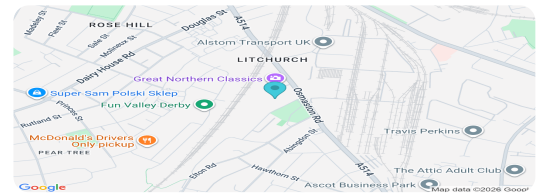
Property Details

- Approx. 4,650 sq ft (432 sq m) industrial / warehouse unit
- High-quality new build specification
- Open plan accommodation
- Approx. 6m eaves height
- Concrete floor
- Blockwork walls with insulated cladding
- 20% translucent rooflights providing excellent natural light
- Tracked overhead loading door – approx. 4m wide x 5.4m high
- Dedicated loading and manoeuvring space
- Demarcated parking for 5 vehicles
- Established employment location
- Excellent access to Derby City Centre, A50 and A52
- Suitable for a range of industrial, warehouse and distribution uses
- Flexible lease terms available

Merlin Park

Merlin Park is a prestigious new industrial development located in the Derby suburb of Osmaston, approximately 1.5 miles south east of Derby city centre. The site is in a prominent position just off Osmaston Road within a well established industrial area.

The development benefits from a strong surrounding commercial with the well-established Ascot Drive Industrial Estate and business park areas a short distance to the south-east.



LOCATION

Osmaston Road, Derby
DE24 8AL

Acting Agent



Salloways

Phone: 01332 298000

Email: Derby@salloway.co.uk

Website: salloway.com

Further details

To arrange a viewing, or obtain lease terms, please contact the agent.