



TO LET NEW BUILD

Merlin Park, Unit 20

Osmaston Road, Derby, Derby DE24 8AL

Size: 240 m² | 2,583 ft²

GUIDE PRICE

£28,400 P.A.X.

Call: 01332 298000

Property Details

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A high-quality new build industrial unit providing approximately 4,650 sq ft of open-plan warehouse accommodation at Merlin Park, Osmaston Road, Derby. The unit offers excellent loading, parking and manoeuvring facilities.

- Approx. 2,583 sq ft (240 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

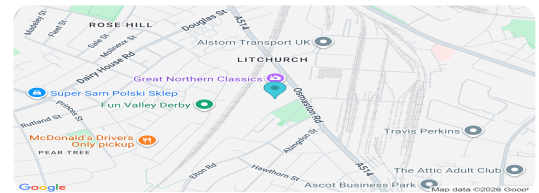
Merlin Park

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.

Merlin Park comprises a high quality development of modern workshop and warehouse units, finished to a high quality shell specification and designed to accommodate a range of business uses.

Units are available in flexible sizes starting from 2,583 sq ft, making them suitable for a variety of occupiers including light industrial, trade counter, storage and distribution operations.



LOCATION

Osmaston Road, Derby
DE24 8AL



Salloways

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Website: salloway.com

Further details

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