



TO LET

Merlin Park Units 4 and 5

Osmaston Road, Derby, Derby DE24 8AL

Size: 504 m² | 5,426 ft²

GUIDE PRICE

£5,426 P.A.X.

Call: 01332 298000

Property Details

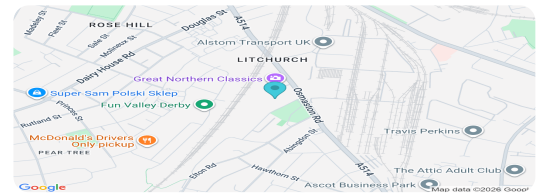
Property Details

- **5,426 sq ft detached industrial / warehouse unit**
- **High-specification modern premises** within the established Merlin Park development
- Excellent **warehouse and workshop accommodation**
- **Generous eaves height** providing excellent internal volume and storage capacity
- **Dedicated loading and access arrangements** suitable for a range of occupiers
- **On-site parking** and forecourt/loading space
- Modern **brick-built elevations** with high-quality external finishes
- Suitable for a variety of **industrial, warehouse, trade and commercial uses**, subject to planning
- Prominent position on **Merlin Park, Osmaston Road**
- Excellent access to **Derby city centre and the A50**
- Well-established commercial location with a strong mix of industrial and trade occupiers

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

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Website: salloway.com

Further details

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