



## Unit 12 Merlin Park

Osmaston Road, Derby DE24 8AL

Size: 378 m<sup>2</sup> | 4,069 ft<sup>2</sup>

GUIDE PRICE

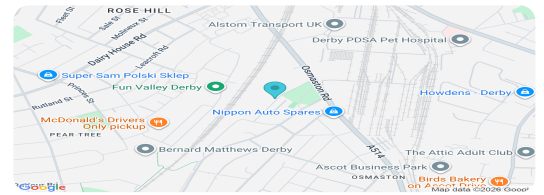
**£39,500** PAX

Call: 235345345345

## Property Details

### Property Details

- Total Gross Internal Area of 378sq.m / 4,069sq.ft.
- 6.0m eaves height.
- Tracked overhead loading doors measuring c. 4.0m (width) by 5.4m (height).
- Part of a prestigious new industrial development.
- Located within an established employment address.



### LOCATION

Osmaston Road, Derby  
DE24 8AL

## Acting Agent



### Salloways

Phone: [235345345345](tel:235345345345)

Email: [email@emailaddress.com](mailto:email@emailaddress.com)

Website: [salloway.com](http://salloway.com)

### Further details

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