TO LET - FLEXIBLE WAREHOUSE ACCOMMODATION

From 78,753 sq ft to 286,355 sq ft (7,316 sq m to 26,603 sq m)

Important. These floor particulars have been prepared essentially as a guide to the property and are intended as a convenient guide to supplement an inspection on site. Therefore it is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. January 2012. Designed and produced by www.bertrammarketing.co.uk

ROAD NETWORKS
M1 Jct 24 - 19 mins
M1 Jct 25 - 45 mins
M6 Jct 3 - 1 hr 42 mins
A1 - 1 hr 42 mins

DERBY DISTRIBUTION CENTRE - SINFIN LANE - DERBY
LAND YOURSELF A SPACIOUS WAREHOUSE

LOCATION
Derby Distribution Centre is situated on Sinfin Lane, off the A511 Derby Ring Road, approximately 2 miles South of Derby City Centre.

The property is well supported by local infrastructure including the A38 circa 4.5 miles distant and the A50, circa 4 miles distant, providing an excellent link across to Junction 24a of the M1 located circa 11 miles from Derby.

DESCRIPTION
Units 1 - 3 are accommodated in one warehouse totalling 408,538 sq ft. This 10 bay steel truss warehouse provides an eaves height of 15 ft (4.6 m) throughout and is fully sprinklered. It includes 15 raised level loading doors and 4 ground level loading doors on the western elevation and 10 ground level loading doors on the eastern elevation.

In addition Derby Distribution Centre benefits from 24 hour on site security with CCTV.

TENURE
Flexible lease terms available. Rental details available upon application.

SERVICE CHARGE
A service charge will be levied to cover the costs of the upkeep of the common areas and security.

TOTAL FOR UNITS 1 - 3

<table>
<thead>
<tr>
<th>Unit</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>117,913</td>
<td>10,954.5</td>
</tr>
<tr>
<td>Unit 2</td>
<td>78,753</td>
<td>7,316.4</td>
</tr>
<tr>
<td>Unit 3</td>
<td>78,753</td>
<td>7,316.4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL FOR UNITS 1 - 3</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>286,355</td>
<td>26,603</td>
</tr>
</tbody>
</table>

SPECIFICATION - UNITS 1 TO 4

- Cross loading
- 15 raised level loading doors
- 14 ground level loading doors
- Sprinklered
- CCTV
- 24 hour on-site security
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

More energy efficient

A+ 

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

136 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 11211
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.67

Benchmarks

Buildings similar to this one could have ratings as follows:
42 If newly built
112 If typical of the existing stock
This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v4.1.c using calculation engine SBEM v4.1.c.3

Property Reference: 747531570000

Assessor Name: Mr David Bousfield

Assessor Number: RICS300199

Accreditation Scheme: RICS

Employer/Trading Name: Bousfield Surveyor & Energy Assessor Ltd

Employer/Trading Address: 33 The Drive, Roundhay, Leeds, LS8 1JQ

Issue Date: 31 Aug 2011

Valid Until: 30 Aug 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0870-0149-7579-4528-3002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005