



PRIME TRADE COUNTER UNIT ON ASCOT DRIVE - AVAILABLE TO RENT

There are not many opportunities to acquire a trade counter unit with frontage to Ascot Drive in Derby, so it is a pleasure to put on the market Unit 8, Newmarket Court, Ascot Drive, Derby.

Ascot Drive is a busy arterial road and is home to numerous trade counter operators in Derby. The premises have recently been refurbished and present in excellent condition. The warehouse is finished to a shell specification ready to receive the tenant's fit-out.

The accommodation extends to approximately 2,873 ft² and is available to lease for a term to be agreed.

Darran Severn of FHP Property Consultants comments:

"This is an excellent opportunity to acquire trade counter / warehouse space located within in one of Derby's main trade counter locations. The warehouse has frontage to Ascot Drive, as well as its main entrance off Newmarket Drive, where it benefits from excellent delivery access and parking.

Given the location of the property, I expect to receive good interest and I look forward to speaking with prospective parties".

For further information or to arrange a viewing, please contact Darran Severn of FHP Property Consultants on 01332 343222 / darran@fhp.co.uk or Tim Gilbertson on 0115 950 7577 / tim@fhp.co.uk.

Darran Severn
Date: 25th August 2020

Notes to Editors

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