



PROMINENT TRADE COUNTER/ WAREHOUSE UNIT FRONTING ASCOT DRIVE IN DERBY

On behalf of private clients, FHP Property Consultants are pleased to bring to market Unit 11 Dunstall Park Road, Ascot Drive, Derby on a leasehold basis.

The property occupies a prominent position on the corner of Dunstall Park Road and Ascot Drive. Ascot Drive is a very popular location for trade counter, production and warehouse operators and occupiers within the immediate vicinity include Magnet, Jewson, Go Outdoors, Screwfix, B&M, Howdens and Dunelm.

The property comprises a trade counter/warehouse unit with a fully glazed trade counter reception/showroom. There are first floor offices which are accessed separately providing further storage/showroom accommodation. There is customer parking to the front and securely fenced loading to the rear. The accommodation totals 1,331.36m² (14,331ft²) and is available to let on new lease terms at a rent of £80,000 per annum.

Darran Severn of FHP Property Consultants commented:

"There is currently a shortage of stock in the region and it is therefore increasingly difficult for occupiers to find industrial premises. I am therefore very happy to bring this property to market. This is an excellent opportunity in a very sought after location. Properties fronting Ascot Drive do not come along very often and on that basis, I expect to receive a good amount of interest."

For further information or to arrange a viewing, please contact Darran Severn (darran@fhp.co.uk / 07917 460 031) or Dan Mooney (dan.mooney@fhp.co.uk / 07929 716 330).

ENDS

Darran Severn

30 July 2021